

SCARAH HILL
RIPLEY
NORTH YORKSHIRE
HG3 3JJ



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A stunning, detached, Georgian style country residence in need of full modernisation, offering extremely well proportioned accommodation with leisure facilities and set amidst 5 acres of grounds and gardens, having a separate detached cottage and separate guest suite and being located in this enviable, elevated position with far reaching views, approximately a 15 minute drive from Harrogate

Scarah Hill was constructed in the 1930s, taking advantage of this superb vista and south facing position on the edge of the Ripley estate, with accommodation creating a great balance of formal and informal living designed around entertaining and a family environment.

Planning consent has been passed to demolish and build a magnificent country house set over three floors or, alternatively, there is a permitted development consent to extend the existing property - further details available on request.

This is an incredibly rare opportunity to create a beautiful home with bespoke accommodation in one of the area's most favoured locations.

The accommodation currently comprises: Hallway, drawing room, sitting room, study, family room, cloakroom, dining room, breakfast kitchen, boot room, utility room, general storerooms and wine store. To the first floor is a principal bedroom with dressing room/5th bedroom and en-suite bathroom, guest bedroom with an en-suite bathroom, two additional double bedrooms, one having further en-suite bathroom, separate house bathroom and home office.

The ancillary detached cottage property is set within the grounds with its own separate driveway and gardens to both front and rear and in brief comprises: Entrance hall, sitting room, breakfast kitchen, three bedrooms and bathroom.

The guest Annex is a self-contained studio above the detached garage which includes a bedroom, kitchen area and bathroom.

There is an impressive indoor swimming pool accessed via the main house with changing room facilities and plant room.

Council Tax: G | Energy Rating: TBC | Tenure: Freehold

£3,995,000





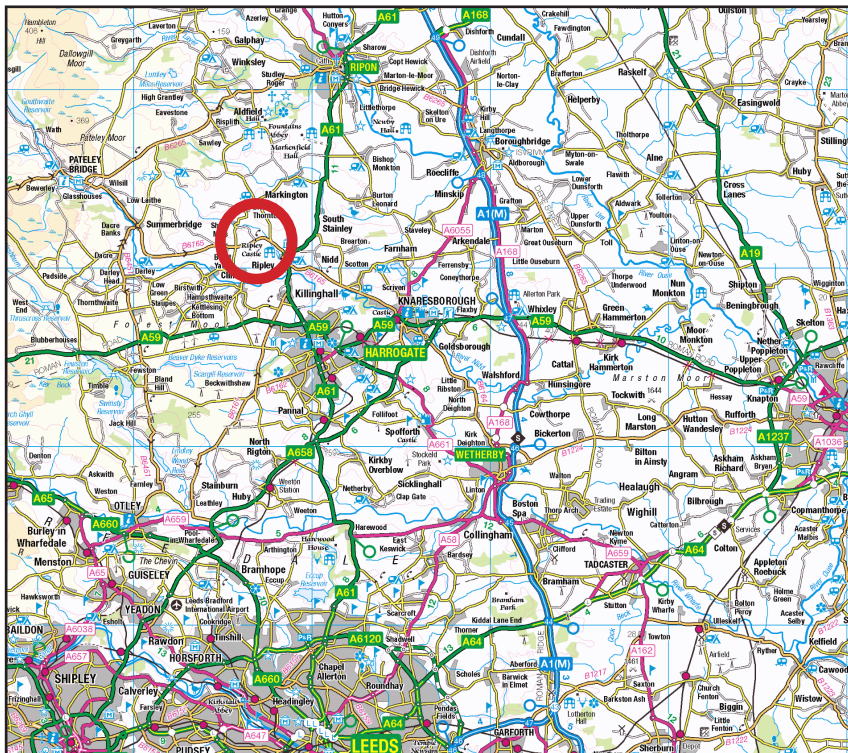
OUTSIDE

The property is approached via electronically operated entrance gates with a winding driveway leading to a turning area with water feature.

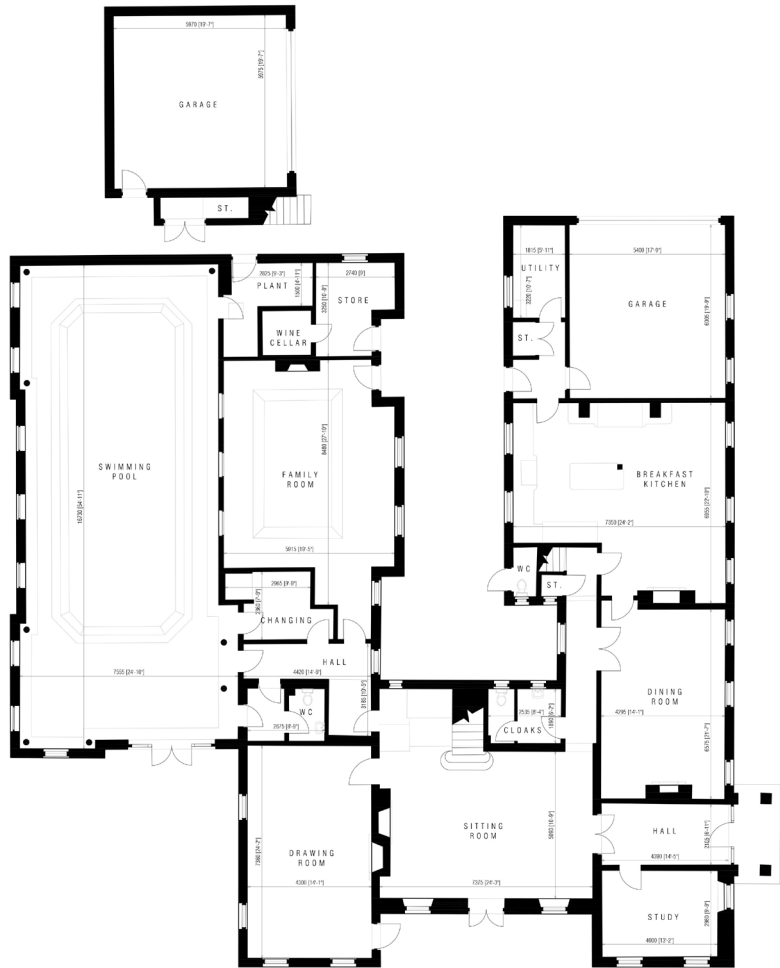
There is garaging for four vehicles, outbuildings and an area for the tennis court to be reconstructed, all set within 5 acres of well maintained gardens and grounds.

The property is situated in a rural location within easy reach of the beautiful village of Ripley with its excellent amenities including primary school, post office, general store, butcher, hotel/public house and boutique clothing & gift shop.

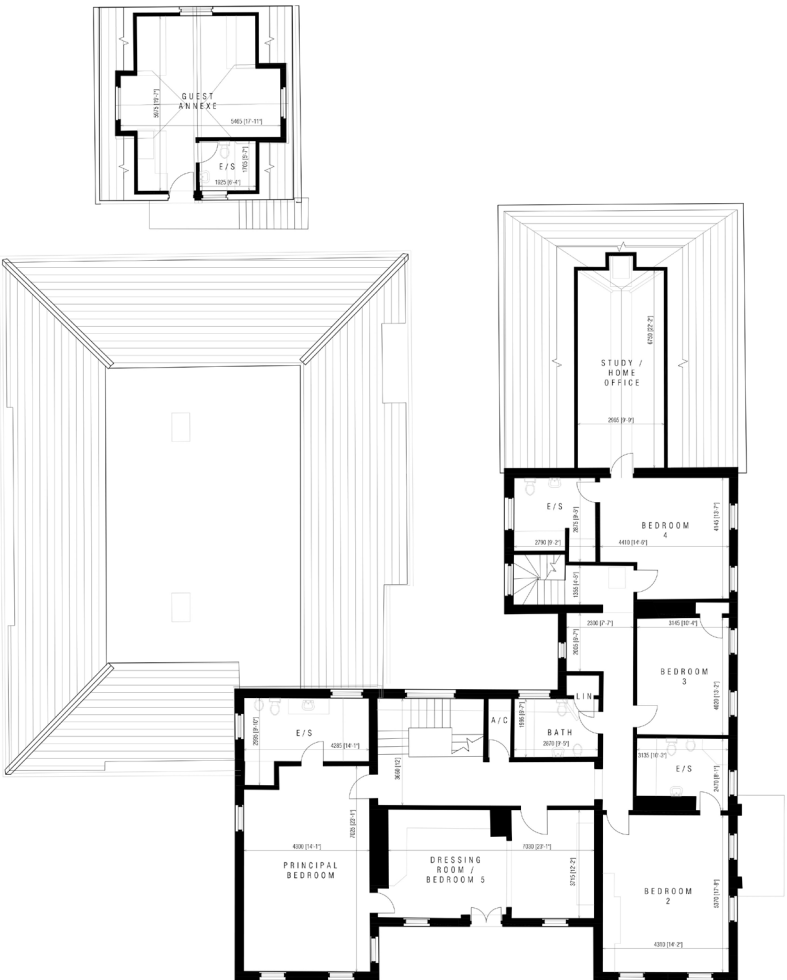
Ripley is located within approximately 6 miles of Harrogate.



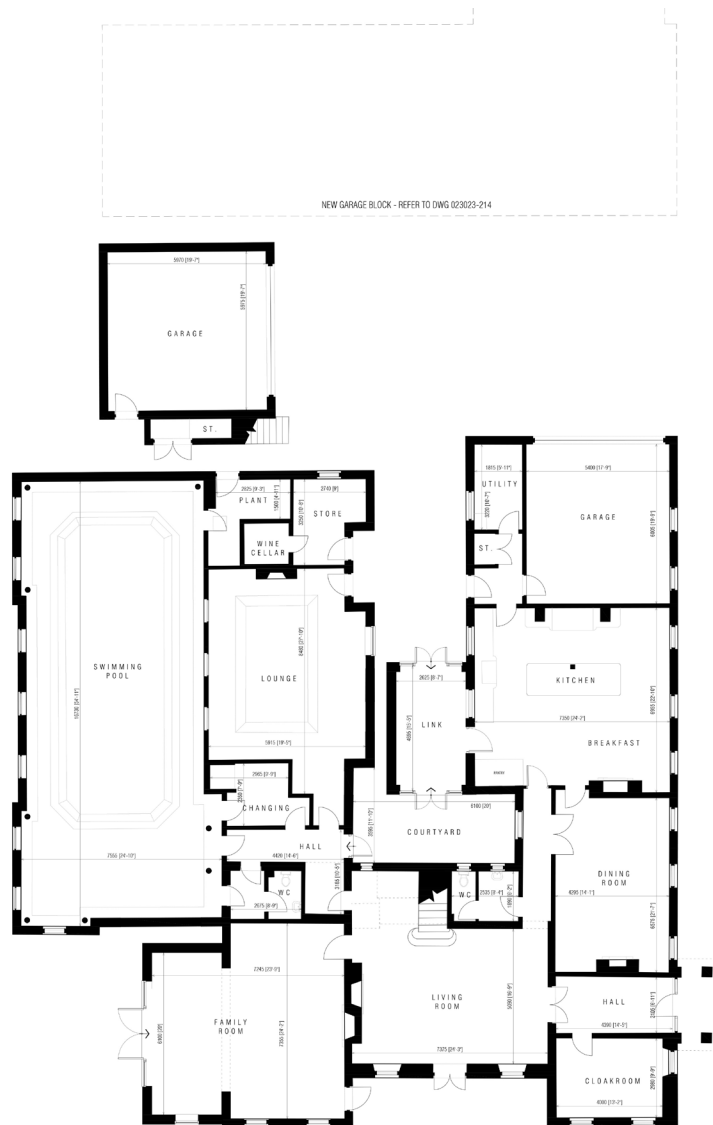
HOUSE



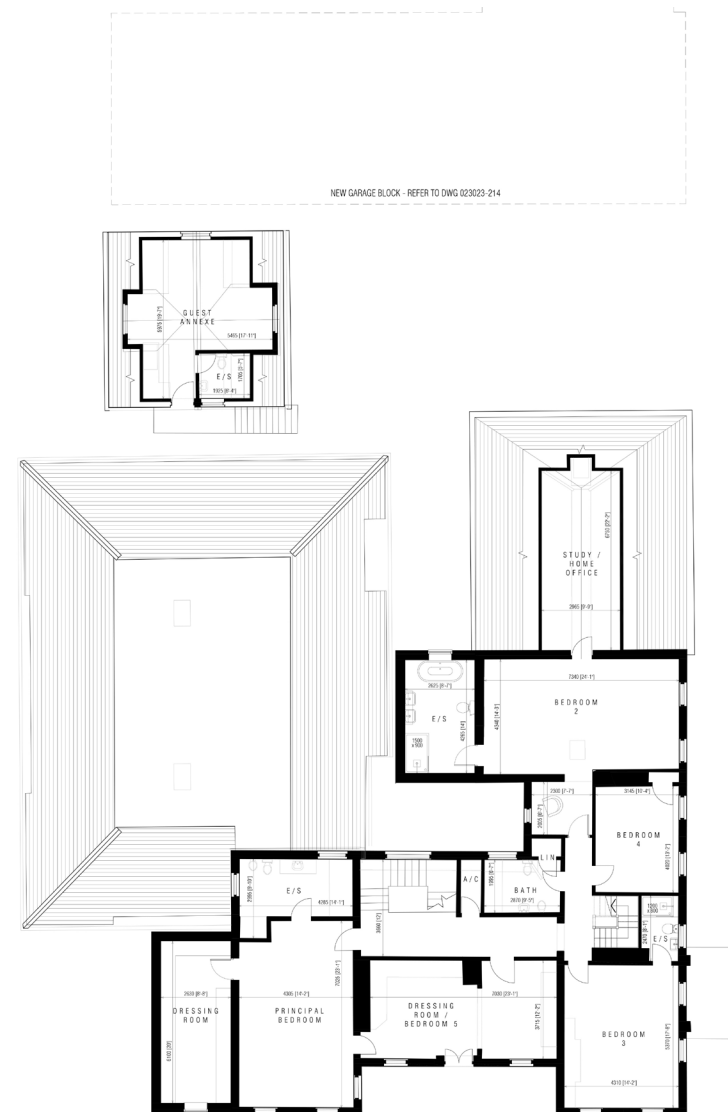
EXISTING - GROUND FLOOR

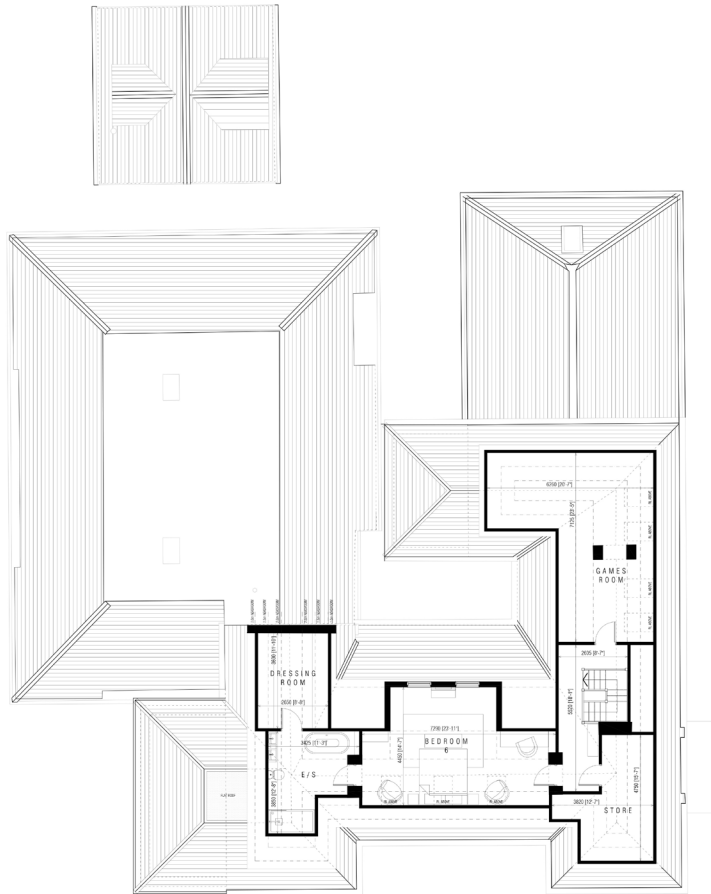


EXISTING - FIRST FLOOR



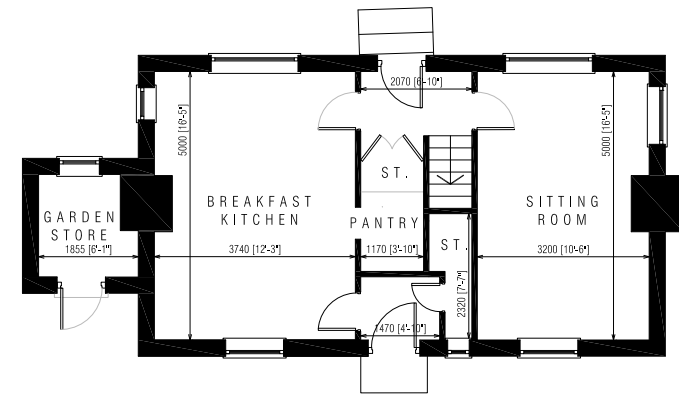
PERMITTED DEVELOPMENT - GROUND FLOOR



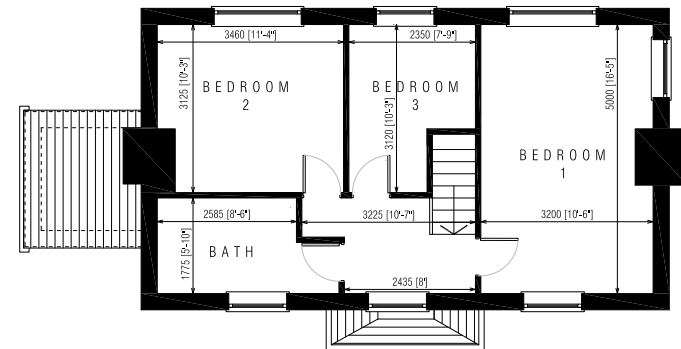


PERMITTED DEVELOPMENT - SECOND FLOOR

LODGE

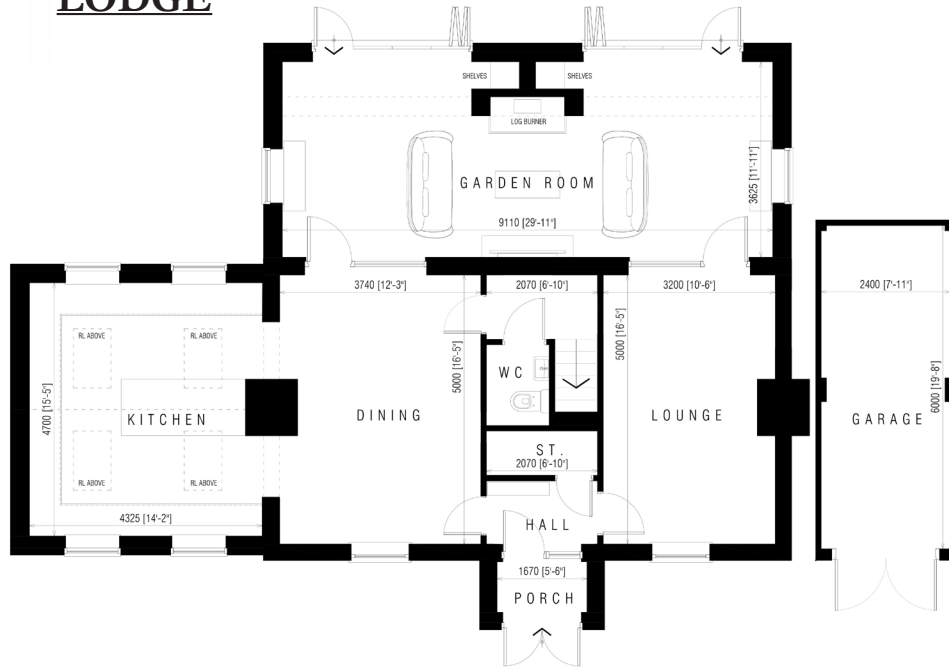


EXISTING - GROUND FLOOR



EXISTING - FIRST FLOOR

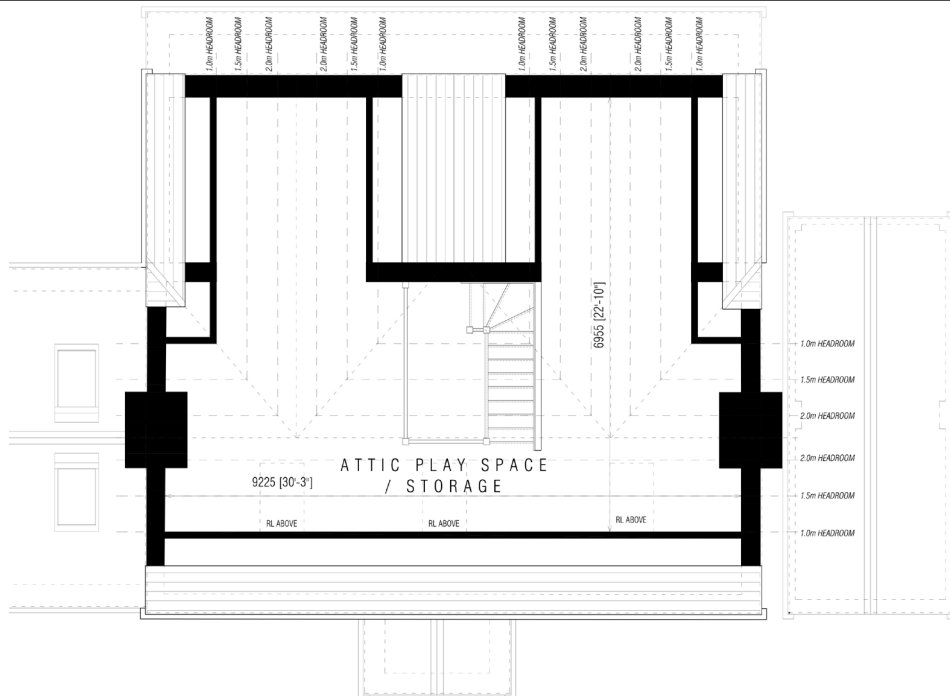
LODGE



PERMITTED DEVELOPMENT - GROUND FLOOR



PERMITTED DEVELOPMENT - FIRST FLOOR



PERMITTED DEVELOPMENT - SECOND FLOOR





9 Albert Street, Harrogate
North Yorkshire HG1 1JX
Sales: 01423 503076 Lettings: 01423 530744

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