

FOUNTAINS ROAD  
RIPLEY  
NORTH YORKSHIRE  
HG3 3JJ



## FOUNTAINS ROAD | RIPLEY | NORTH YORKSHIRE | HG3 3JJ

**A superb opportunity to purchase this detached property with planning consent to demolish and construct a magnificent country house of approximately 12,000 sqft, over three floors, incorporating an extensive lower ground floor leisure facility and an additional 3,000 sqft of garages/workshop.**

A second property of approximately 2,200 square feet, all set within mature grounds of approximately 5 acres, having magnificent views across open countryside and south facing aspects.

The planning permission for demolition of existing properties to create the significant family home of exceptional design and presence places it in a category of its own with consent to create undoubtedly one of the areas finest homes located in this elevated and enviable position just outside Ripley and being within approximately 15 minutes drive of Harrogate.

The proposed accommodation comprises: Entrance porch, entrance hall with lift and staircase to all floors, cloakroom with wc, lounge, living/dining/breakfast kitchen with walk in pantry, entertainment room, boot room and study. To the first floor the principal bedroom has an en-suite and a dressing room, four further bedrooms with en-suite facilities and laundry room. The lower ground floor leisure facility comprises a swimming pool with changing room, wc, store and sauna, plant room, fitness room, treatment room, gun room and wine cellar.

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

**£3,600,000**







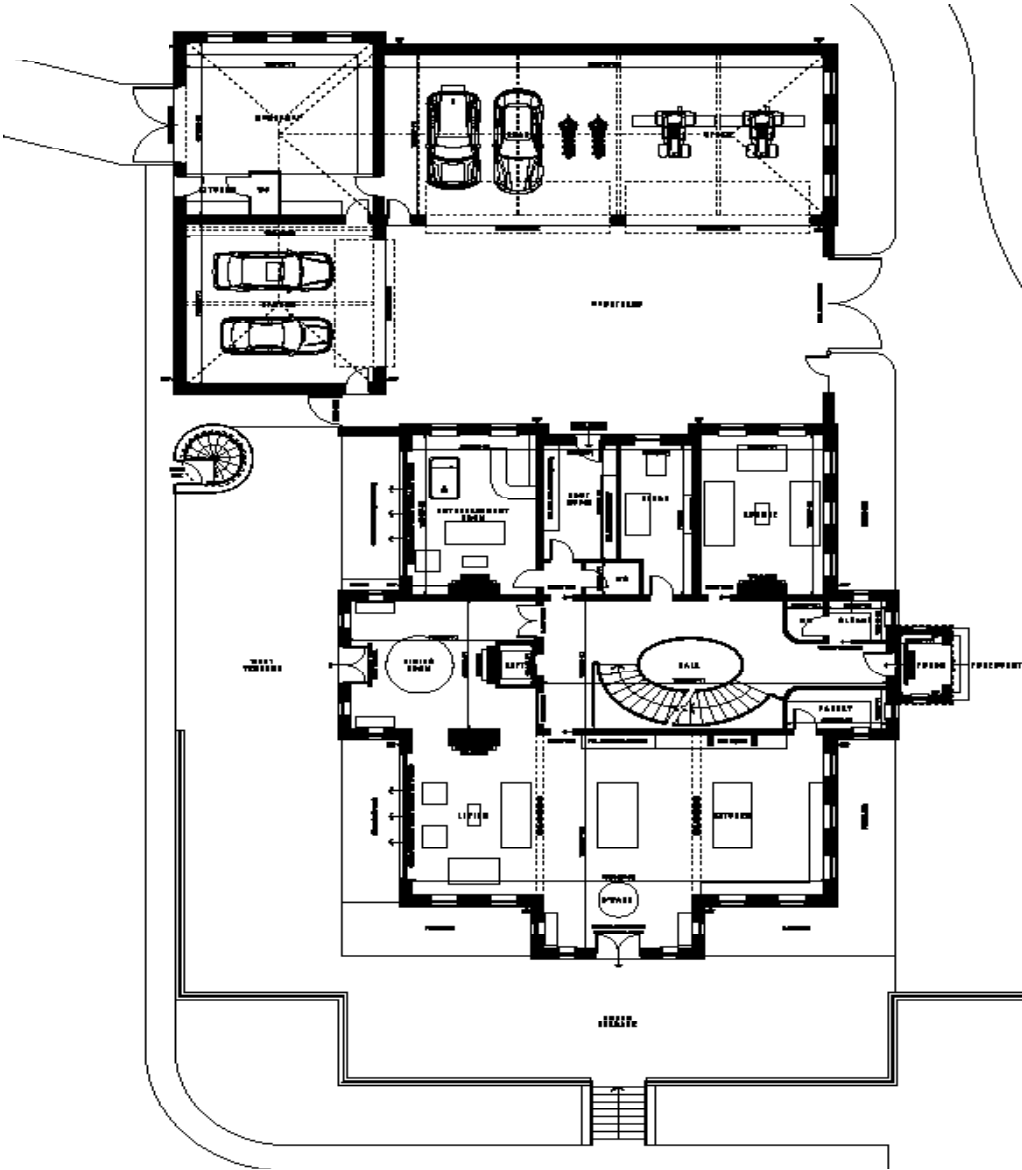


The country house planning approval reference number is ZC23/04324/FUL (via appeal reference APP/U2750/W/24/3340728) and there are various further applications either active or positively determined in relation to the improved vehicular entrance and planning conditions.

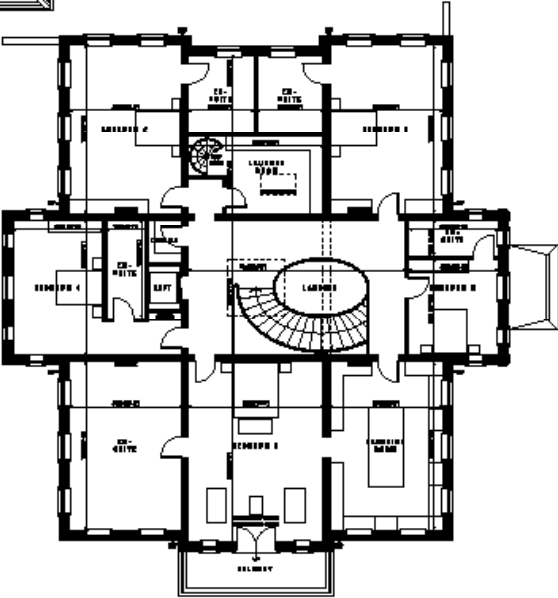
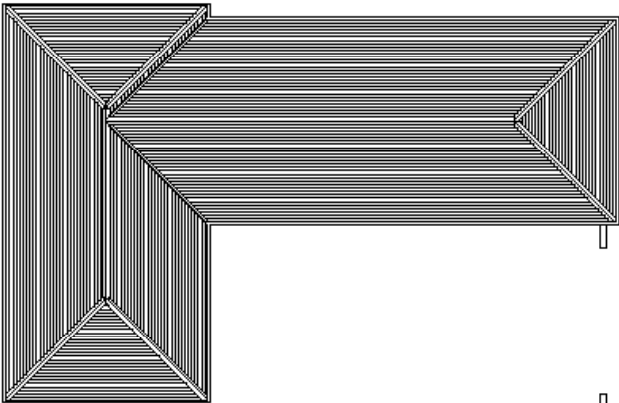
The second property planning approval reference number is ZC23/03771/FUL and it too has further active or approved applications in relation to gates and planning conditions. Planning consultants ELG and architects SPX have extensive knowledge of the site, having been engaged since 2023.



HOUSE

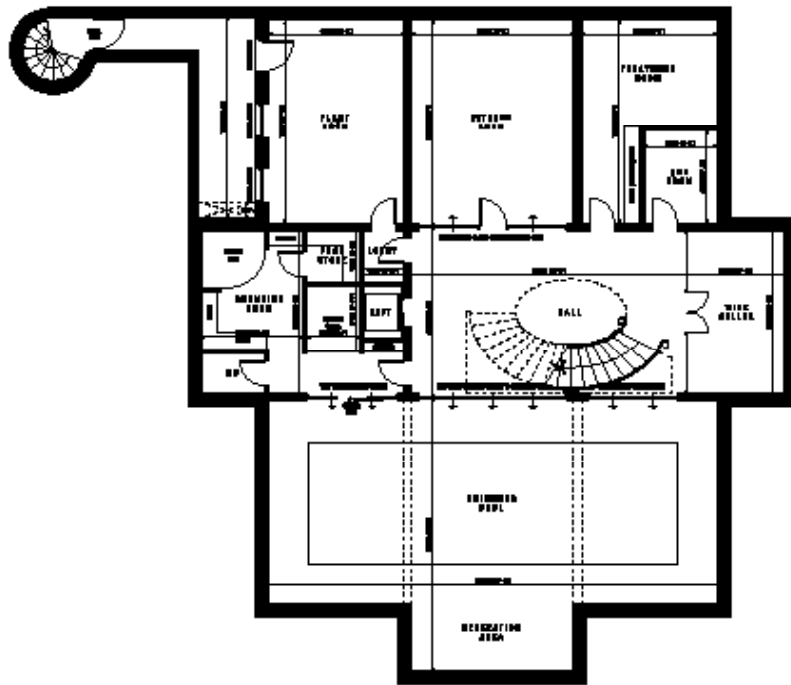


PROPOSED - GROUND FLOOR

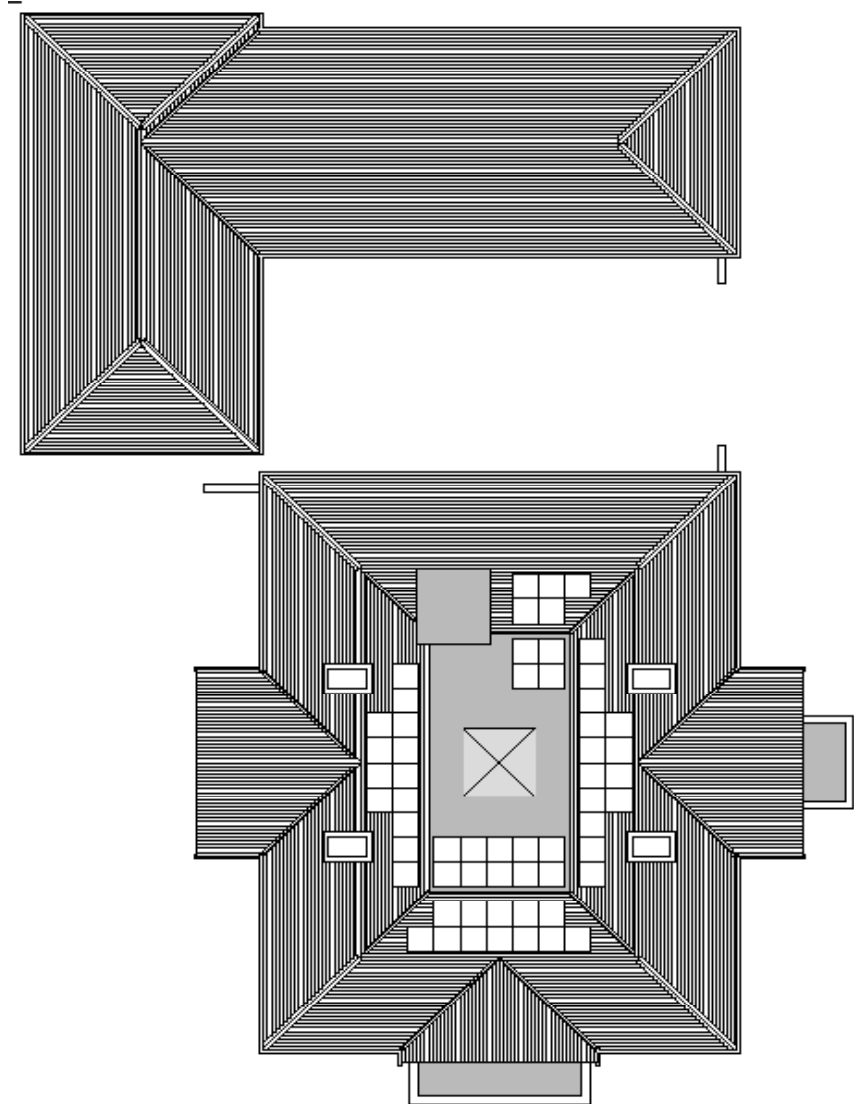


PROPOSED - FIRST FLOOR



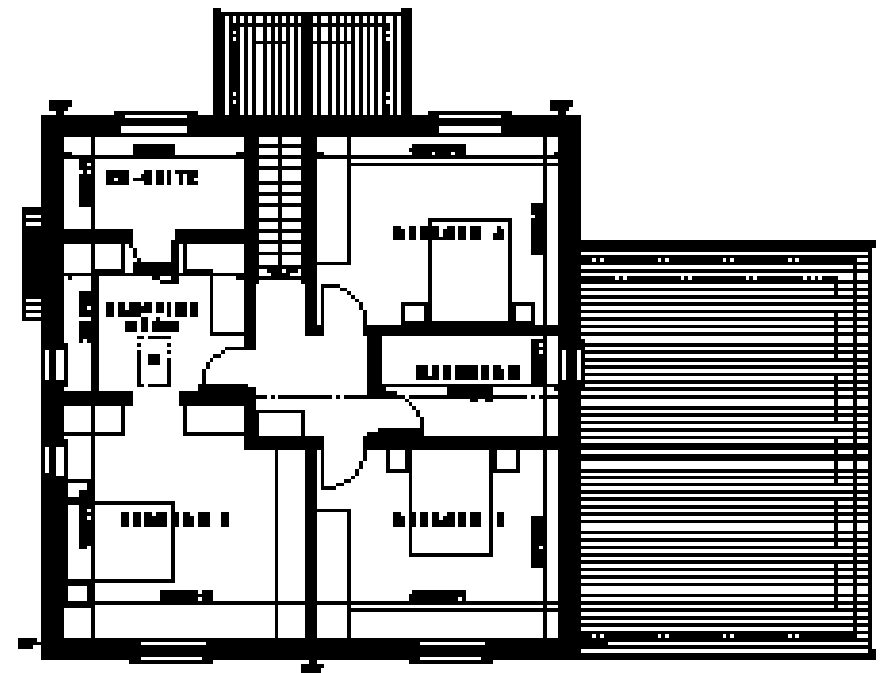
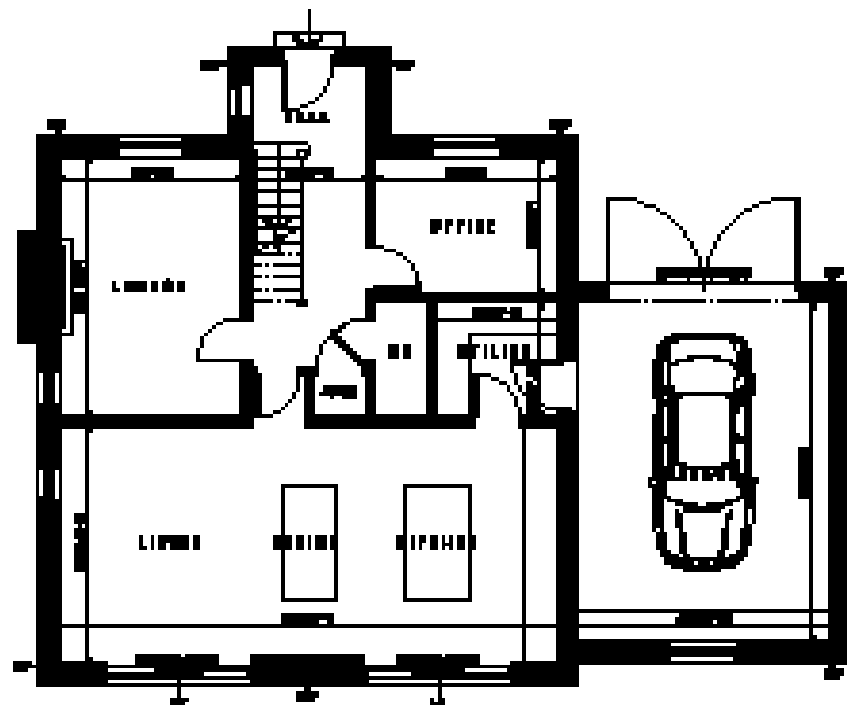


PROPOSED - LOWER GROUND FLOOR



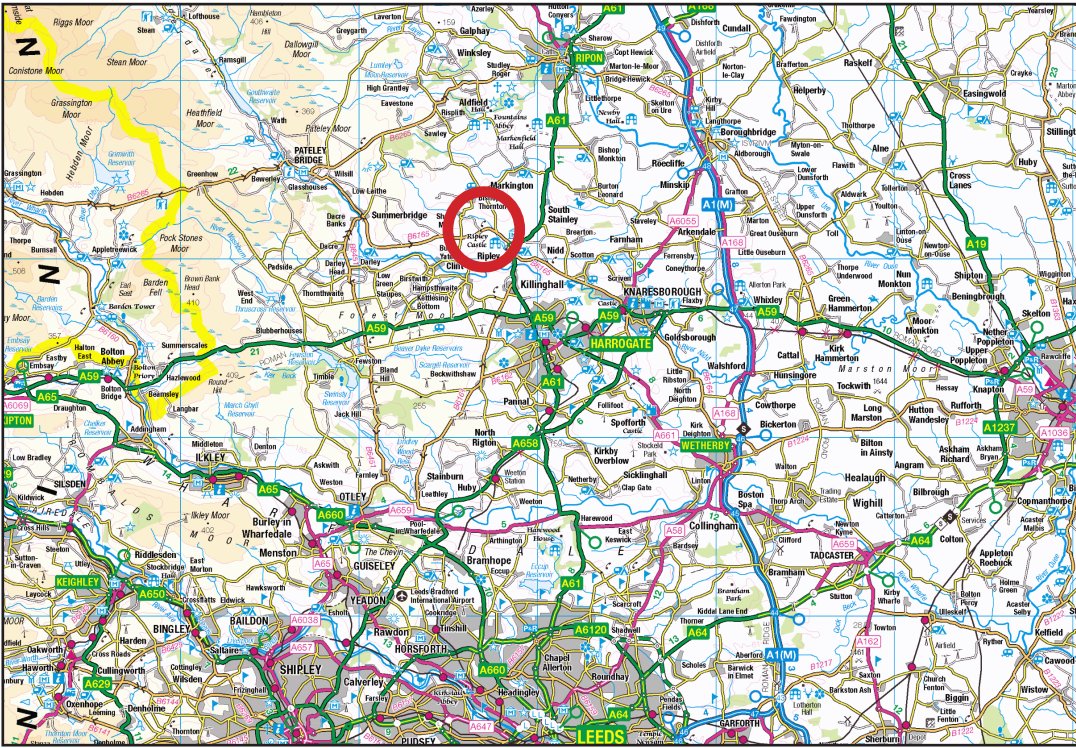
PROPOSED - ROOF PLAN





PROPOSED - LODGE









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