

SCHOOL HOUSE | ALDFIELD | RIPON | HG4 3BE

A stunning, Grade II listed, stone built detached country residence, set within approximately 7 acres of good grazing land with an enclosed arena, formal gardens and an excellent arrangement of beautifully constructed stables and outbuildings.

Porch | Entrance Hall | Living Room | Dining Room | Family/Dining/Kitchen | Pantry | Utility Room | Home Office | Separate wc | Side Hall

Five Bedrooms | Four En-suite Shower Rooms | House Bathroom

Eight Stables with Arena | Tack Room | Entertainment Room with Kitchenette & wc | Gym | Store

Formal Gardens | Enclosed Patio | Grazing Land

Council Tax: F | Energy Rating: F | Tenure: Freehold

£2,950,000















This family property has been completely renovated to the highest of standards, blending the beautiful features with both traditional and contemporary styles.

It truly requires an internal inspection to appreciate the overall space the property has to offer.

Set within this picturesque village just three miles west of Ripon, in the Nidderdale Area of Outstanding Natural Beauty, Aldfield is the closest village to Fountains Abbey and Studley Royal Water Garden. The village became part of the abbey's estate in 1356 and St Lawrence Church dates back to the 12th century.

The magnificent Grantley Hall with its fabulous amenities including fine dining, member's gym and spa is only 1.2 miles away and the property is ideally placed for commuting via the A1 (M).

The accommodation comprises: Entrance porch, entrance hall leading to a magnificent, open plan, family/dining/kitchen with large central island unit and a range of wall mounted cupboards base units and drawers, Aga, and quartz and wood island with inset dual sinks, pantry, separate dining room and good sized living room. To the ground floor there are four bedrooms, three having en-suite shower rooms, separate bathroom, home office with separate wc, large utility room side hall and staircase leading to the principal bedroom of some 650ft.² with a large en-suite shower room, separate wc and standalone bath.



























OUTSIDE

The property has stunning, four bar fenced and gravelled driveways leading to a triple garage with workshop and two stores.

The equestrian facilities are second to none, having a 1,600 sqm arena and a professionally designed and built stable block with tack room, entertaining suite and adjoining gym, all set within the beautiful countryside surrounding the property.

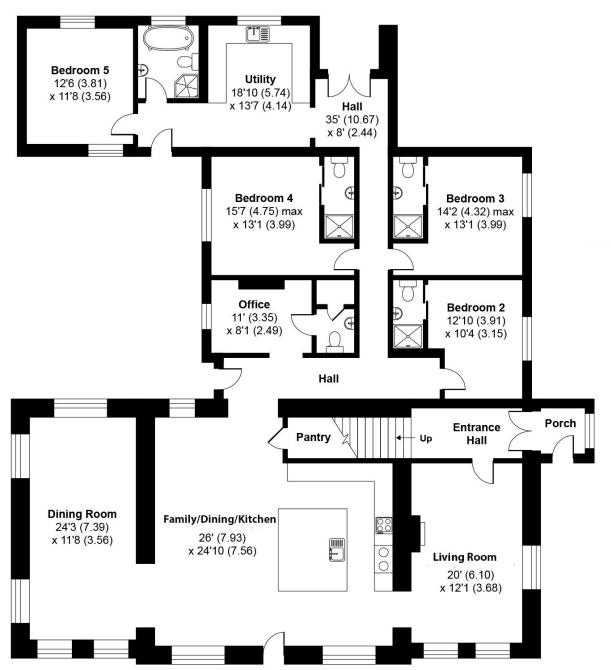
The house itself is set in formal, lawned gardens with an enclosed flagged patio and mature trees and shrubs.

SERVICES

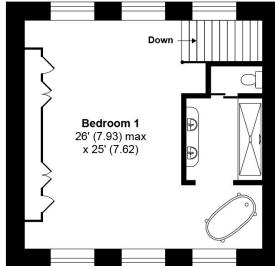
The property has mains water and drainage. Oil fired central heating.

Total = 7303 sq ft / 678.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

