



The Lodge The Red House Retirement Village,,  
£525,000



**JOPLINGS**  
Property Consultants



# THE LODGE THE RED HOUSE RETIREMENT VILLAGE,

## RIPON, HG4 1FA

A superb refurbished two-bedroom cottage, measuring 110sqm (1,184sqft), featuring a private south facing patio with bistro table and chairs, overlooking stunning mature communal gardens. This immaculate property includes carpets throughout and is situated in The Stables area.

The superbly refurbished house has been created with everything you could wish for. Here you will find the exceptional communal facilities (comprising reception hall, lounge and bar, restaurant, library, hair and beauty salon, treatment room, hobbies room and gym). There are large windows, high ceilings and other original features throughout and the beautiful, landscaped gardens are there for you to enjoy and relax in.

### FEATURES

- \* Fully-integrated appliances
- \* Contemporary sanitaryware
- \* Anti-slip bathroom flooring in ensuite and bathroom
- \* Flooring, anti-slip wood effect fitted flooring and all blinds included
- \* CCTV and 24-hour on-site staffing
- \* 1 and half hours per week of domestic help included
- \* Electric gate and door entry controls and emergency call systems
- \* Lifts to all floors
- \* Access to all communal areas

### ACCOMMODATION

Private front door leading to entrance hall with built-in store cupboard, stairs leading to the first floor with an Acorn Stairlift; downstairs WC comprising toilet, sink, radiator, mirrored cabinet with light, large storage cupboard and underfloor heating; lounge area with bay window to the front, archway leading to the kitchen; fully-fitted kitchen with integrated appliances, including eye-level oven, microwave, fridge, freezer, dishwasher, island with cupboards under; dining area with French doors leading out to the private patio; first floor, large bedroom to the front with bay window; large second bedroom to the rear; shower room comprising shower cubical, toilet, sink, heated towel rail, underfloor heating and demist mirror.



£525,000



LOUNGE	14'6" x 13'9" (4.42m x 4.19m)
KITCHEN	15'1" x 12'2" (4.60m x 3.71m)
DINING ROOM	10'1" x 9'6" (3.07m x 2.90m)
WC	7'5" x 5'9" (2.26m x 1.75m)
BEDROOM ONE	14'6" x 13'10" (4.42m x 4.22m)
BEDROOM TWO	12'2" x 10'8" (3.71m x 3.25m)
SHOWER ROOM	9'2" x 8'4" (2.79m x 2.54m)

### OUTSIDE

The property has its own private patio area.

The Red House has attractive and peaceful grounds and gardens spread over four acres, with generous outside terraces and seating areas, plus an area of raised beds for use by owners in the village in a delightful setting overlooking the lawns and woodland, the perfect place to exercise green fingers.

### LOCAL AUTHORITY AND BANDING

Harrogate Borough Council, Band E.

### SERVICE CHARGE AND GROUND RENT

A service charge, currently £834.68 monthly/£10,016.16 annually, is payable. This covers external buildings and maintenance, external cleaning of apartment windows, buildings insurance, refuse collection, all communal area maintenance, reserve fund, management fee, daily concierge service, garden and grounds maintenance, 24-hour on-site staffing, 1.5 hours' domestic help a week.

Ground rent of £606.12 per annum is currently payable to ERL (Red House, Ripon) Limited on all properties for which the original leases were granted before 1 April 2023.



**CHARGES WHEN LEAVING OR SELLING THE PROPERTY**  
A Deferred Development Payment of 6%, 8% or 10% of the selling price (occupancy of up to 1 year, 1 to 2 years, and over 2 years respectively) is payable when leaving or selling the property. A Sales Administration Fee of 1.8% of the selling price, including VAT at 20%, is also payable. Further information is available from the Sales Team or the website, [www.redhouseripon.com](http://www.redhouseripon.com).

**ENERGY PERFORMANCE**

Energy efficiency rating 86%; environmental impact rating 88%. a copy of the full Energy Performance Certificate is available upon request.

**CRL**

The property benefits from 10-year CRL Build Cover from 01/04/2019. The CRL paperwork will be provided by the vendor(s), but a copy of the CRL's guide to this cover is available upon request.

**VIEWING**

Viewing is by appointment only.

**OPENING HOURS**

JOPLINGS RIPON: Monday - Thursday 9.00 a.m - 5.30 p.m  
Friday 9:00 to 5:00  
Saturday 9.00 a.m - 1.00 p.m  
Sunday Closed

**JOPLINGS INFORMATION**

Joplings is a long established independent practice of Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

**DIRECTIONS**

The property is located on Palace Road in Ripon in The Red House Retirement Village.

**LOCATION**

The Red House benefits from a tranquil and leafy environment, but with proximity to the modern amenities and rich culture of Ripon City Centre, just over half a mile away. Ripon offers all the shops, cafés, restaurants and conveniences you'd expect from a city, including Booths Supermarket, Marks & Spencer Food Hall, Morrisons Supermarket, and a weekly market, whilst still retaining a unique character and charm.

For sports enthusiasts, the Ripon City Golf Club and Ripon Cricket Club are within easy reach, and it's just two and a half miles to a lively day at the races.

If it's a more leisurely walk you're after, this is the perfect location to take in the stunning scenery of the Yorkshire Dales National Park, stopping at one of the many country pubs along the way. Nidderdale, deservedly designated an Area of Outstanding Natural Beauty, lies on the border of the National Park and is close to the World Heritage Site of Fountains Abbey.





# FLOOR PLANS

**THE LODGE**

Total Area - 110.0m<sup>2</sup> / 1184ft<sup>2</sup>


**GROUND FLOOR**


**Lounge**  
4.41m x 4.20m / 14'6" x 13'9"


**Kitchen**  
4.59m x 3.70m / 15'1" x 12'2"

**Dining Room**  
3.06m x 2.89m / 10'1" x 9'6"

**WC**  
2.27m x 1.75m / 7'5" x 5'9"







**GROUND FLOOR**

Plans are not shown to scale and room dimensions are approximate, given at their maximum and are indicative only. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture not included.

# VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

# LOCATION MAP



# ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>

## Joplings Property Consultants

10 North St, Ripon, HG4 1JY  
01765 694800  
ripon@joplings.com

19 Market Place, Thirsk YO7 1HD  
01845 522680  
thirsk@joplings.com

www.JOPLINGS.com

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.