



**Station Lodge**  
West Tanfield, Ripon



RobinJessop



# Station Lodge

## West Tanfield, Ripon, North Yorkshire, HG4 5JP

A Charming Family Home Located in the Popular Village of West Tanfield Situated on an Attractive 0.45 Acre Plot

- 5 Bedroom Family Home
  - Substantial Living Accommodation
  - Double Garage & Outbuildings
- Wrap Around Gardens & Grounds
  - 0.45 Acre Plot
- Private Driveway and Ample Parking
  - Popular Village Location
  - Viewing by Appointment Only
  - Guide Price: £650,000

### SITUATION

Masham 4 miles, Ripon 6 miles, Bedale 8 miles, Thirsk 12 miles, Leyburn 14 miles, Pateley Bridge 14 miles, Boroughbridge 16 miles, Harrogate 18 miles, York 34 miles (all distances are approx.).

This beautiful property is nicely secluded on the edge of West Tanfield, in an attractively quiet, but accessible rural location. Ripon and Harrogate are within easy commuting distance and the property is ideally positioned for access to the North Yorkshire Dales. It is also within the Ripon Grammer School catchment area (See location plan).

### INTRODUCTION

This charming detached family home is situated in close proximity to the open countryside with attractive gardens to the front, side and rear.

Station Lodge extends to five double bedrooms with flexible living accommodation throughout. The property would make a perfect family home.

### DESCRIPTION

Station Lodge comprises a charming five-bedroom house which has been modernised in areas.

The property is approached by electric gates down a private driveway. The main entrance hall leads through to the downstairs accommodation which comprises a cosy sitting room which is flooded with natural light courtesy of the bay window which overlooks the front garden. The room also features a log burning stove.

To the rear of the property is the kitchen which is fitted with a range of cream wall and base units and black granite worktop. The kitchen has two islands, one of which features a wine cooler. Integrated appliances include a Belling cooker and dishwasher as well as a freestanding fridge freezer.

The kitchen wraps around through to a dining room and office.

The downstairs accommodation also extends to a useful utility room and snug which is complemented by French doors which extend onto the front patio.

To the first floor there are five double bedrooms, two of which benefit from an ensuite shower room. The family bathroom comprises of a bath, shower over, WC and wash basin.

Externally, Station Lodge is complemented by a spacious purpose-built double garage alongside a useful workshop and garden shed. The expansive “wrap around” garden has been well maintained over the years with the front garden predominately laid to lawn. The tiered sides are enriched with a variety of well-established trees and shrubs which provide a further sense of privacy.

Overall, Station Lodge would make an excellent family home and viewing is strongly advised.

### GENERAL REMARKS & STIPULATIONS

**Viewing**  
By Appointment with Robin Jessop Ltd – 01677 425950.

**Offers**  
All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

**Services**  
Mains Electricity. Mains Drainage Oil Fired Central Heating. Solar Panels on the roof generating further electricity. Double Glazed.

**Tenure**  
Freehold with Vacant Possession.

**Council Tax**  
Band F.

**Fixtures & Fittings**  
Only those fixtures described within the brochure are included in the sale. To be further discussed with the vendor.

Money Laundering Regulations

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

Method of Sale

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

Boundaries

The boundaries of the property are shown edged red on the plan within this brochure. Please note Station Lodge ownership includes the neighbouring track leading to Fairfield's House etc. The property is not liable for any repairs or maintenance.

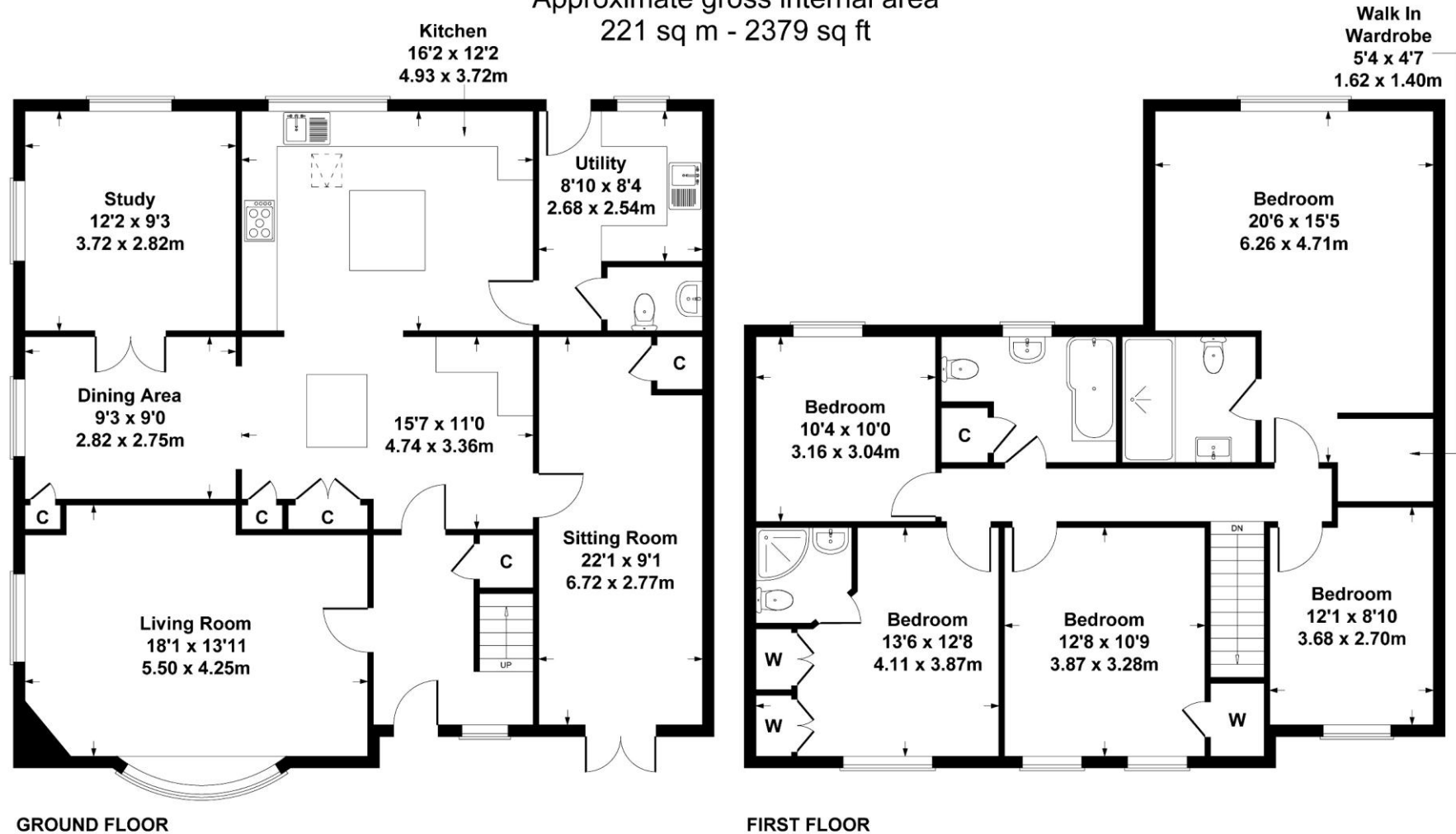
Energy Performance Certificate  
Rating – Band C (77)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# Station Lodge, West Tanfield, HG4 5JP

Approximate gross internal area  
221 sq m - 2379 sq ft

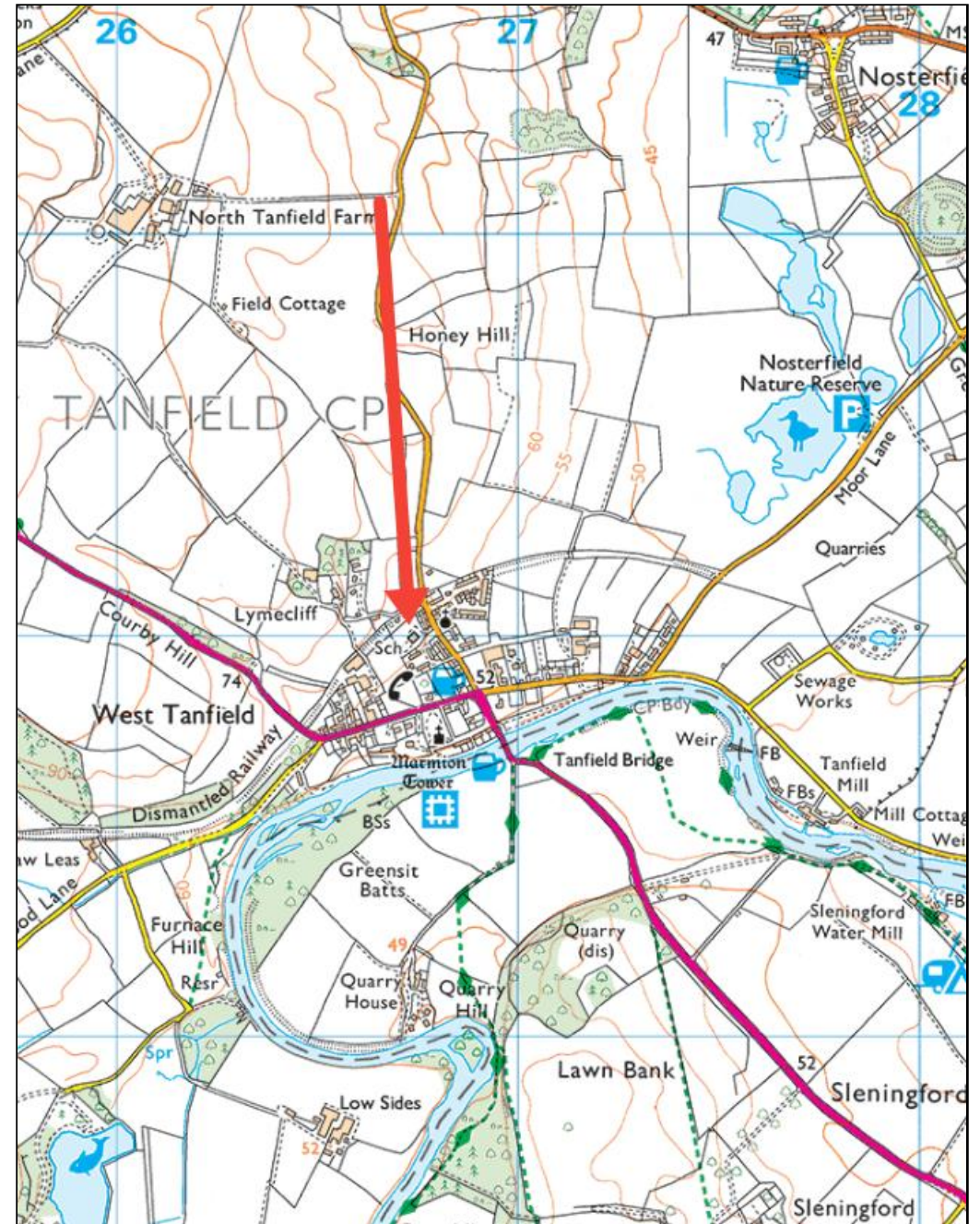


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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