



THE FOLLY

SHAROW LANE | SHAROW | RIPON | NORTH YORKSHIRE | HG4 5BH



The Folly is a charming village residence, set within extensive gardens and grounds enjoying an elevated position with stunning views towards Ripon cathedral.

Located in the picturesque and popular village of Sharow. The property has been significantly extended and remodelled, throughout the occupation of the current owner.

Whilst the property currently offers spacious and versatile accommodation, the internal layout could be further enhanced and updated to create a wonderful family home.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Garden room
- Dining room
- Drawing room
- Inner hall
- Principal bedroom with adjoining vanity suite, dressing room, bathroom and separate shower room
- Two guest bedrooms with en-suite shower rooms
- Further double bedroom
- House bathroom

LOWER GARDEN LEVEL

- Dining kitchen
- Utility room

EXTERIOR

- Extensive landscaped gardens and grounds
- River frontage
- Private parking
- Timber barn and garden store
- Summer house
- Stone flagged balcony with wrought iron railings
- Stone flagged dining terrace
- Meadow land
- Gardens and grounds measuring approximately 3 acres



The internal accommodation is entered through the stunning garden room, which features elegant French doors that open onto the picturesque terrace and gardens. This inviting space serves as a charming entry point to the rest of the home, seamlessly blending indoor and outdoor living. From here, you are led into the delightful dining room, which exudes sophistication and is perfect for hosting memorable dinners. Adjoining the dining room is the expansive dual-aspect drawing room, an area designed for both comfort and style.

The drawing room's layout and ambiance make it an ideal spot for relaxation and entertaining guests. Its thoughtful design ensures ample space for various seating arrangements, allowing for both intimate and larger social gatherings. Whether you are enjoying a quiet moment by the fire or hosting friends and family, this room serves as the heart of the home, offering a versatile and elegant setting for all occasions.





The breakfast kitchen is located on the lower ground floor and offers a comfortable and sociable atmosphere, perfect for casual family meals. A central island, provides additional space for food preparation. Surrounding the island is a range of hand-crafted fitted timber cabinetry, offering plentiful storage and a timeless aesthetic. A gas-fired AGA stove, combines functionality with classic charm.

One of the standout features of the kitchen is its direct access to the external covered dining area. This outdoor space is perfect for al fresco dining and entertaining, especially during the summer months. It provides a seamless transition from indoor to outdoor living.

Adjacent to the kitchen is a convenient utility room. This room is equipped with a range of fitted base and wall units, providing ample storage space for cleaning supplies and household items. A stainless-steel sink adds practicality for various tasks, and there is plenty of room for both a washing machine and a tumble dryer.



BEDROOM ACCOMMODATION

The opulent principal bedroom suite enjoys a stunning bedroom with bay window, adjacent vanity suite, shower room and separate bathroom with dressing area and free standing bath.





The charming inner hallway leads to a generous guest bedroom with en-suite shower room, further double bedroom and house bathroom with white sanitary ware.

The current owners have converted the garage, which is accessed off the garden room to create a further double bedroom and en-suite shower room.



The Folly, Sharow Lane, Sharow, HG4 5BH

Approximate Gross Internal Area
 Ground Floor = 2185 sq ft / 203.0 sq m
 Garden Level = 406 sq ft / 37.7 sq m
 Barn = 118 sq ft / 11.0 sq m
 Total = 2709 sq ft / 251.7 sq m

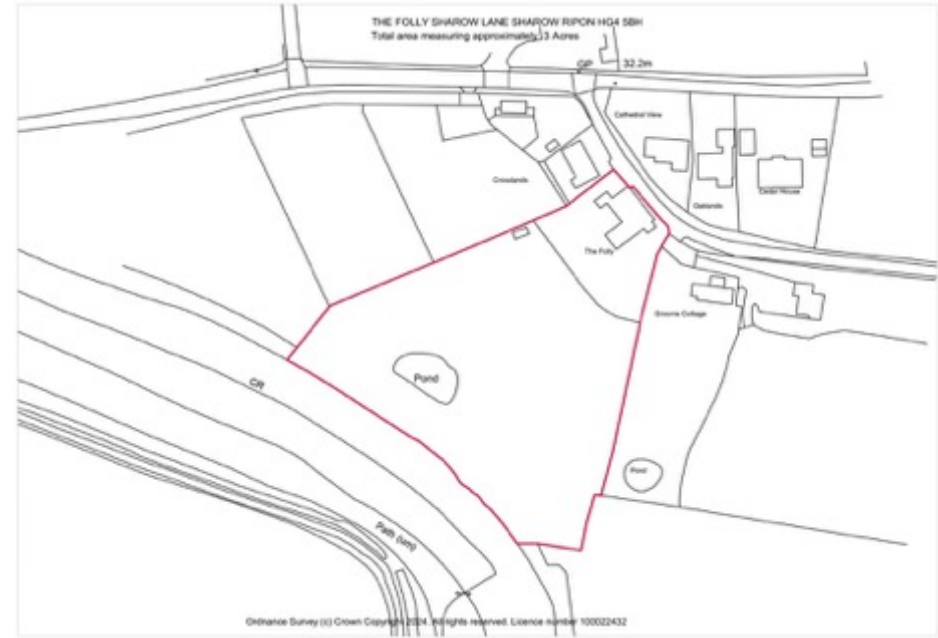


Illustration for identification purposes only, measurements are approximate, not to scale.



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.



GARDEN AND GROUNDS

The property is approached via a private parking area to the front of the property. At first glance, The Folly appears modest, offering a sense of understated elegance.

However, it is only when you venture further, that the full extent of this glorious setting becomes apparent. Here, the true magnificence of the landscape unfolds, revealing a serene and picturesque environment that invites you to explore and appreciate its beauty.

The landscape is punctuated by mature specimen trees, which not only offer ample shade but also add a distinct character to the surroundings. These trees, with their impressive stature and spread, create a sense of timelessness and grandeur, enhancing the overall aesthetic of the gardens.

The grounds are further enriched by an expansive stretch of meadow land that gracefully extends down to the river, presenting a wonderful opportunity for fishing enthusiasts. This idyllic riverside setting not only provides a serene spot for angling but also enhances the overall allure of the property.

The views of Ripon Cathedral in the distance add a touch of history to the landscape, creating a stunning visual backdrop that is both inspiring and serene.

For those moments when you seek a more laid-back experience, the summer house nestled within the gardens provides the perfect retreat.

As you explore the grounds, you will discover hidden corners and secluded spots, each offering a unique perspective on the garden's beauty.

The gardens and grounds of this property offer a truly enchanting outdoor experience, catering to a variety of interests and activities. Whether you are an avid fisherman, a nature lover, or someone who simply appreciates the beauty of a well-tended garden, this property provides an exceptional setting.

The gardens and grounds measure approximately 3 acres.



LOCATION

Sharow is a picturesque and popular village situated on the edge of the historic cathedral city of Ripon. There is a thriving local community spirit and a range of amenities, recreational and sporting activities including a primary school, active social club and cricket ground. The village is also within catchment for the renowned Ripon Grammar School.

The charming city of Ripon is a vibrant and bustling hub, offering a wide range of amenities and facilities to suit all lifestyles. From its bustling high street filled with independent shops and well-known retailers, to its array of delightful cafes, restaurants, and pubs, there is something for everyone. There are a variety of sports and leisure facilities including a leisure centre with swimming pool, gym and a range of fitness classes. There are also numerous sports clubs in the area catering to everything from rugby and football to tennis and golf.

Ripon is home to a number of historic landmarks, including its magnificent and historic cathedral located in the heart of the city. This Grade I listed building dates back to the 7th century and features stunning Gothic architecture, impressive stained-glass windows and a beautiful interior adorned with intricate carvings and decorations. The cathedral hosts regular religious services, concerts, and events throughout the year, making it a hub of cultural and spiritual activity for the local community and visitors alike. On the edge of the city, Ripon Racecourse hosts a variety of exciting events throughout the year.

The world heritage site of Fountains Abbey and Studley Royal deerpark is a must-visit attraction located near the property. This magnificent site comprises the spectacular ruins of the 12th-century Fountains Abbey, which is one of the largest and best-preserved ruined Cistercian monasteries in England. The Abbey ruins are set within a beautiful landscaped garden which is a delight to explore, with tranquil lakes, cascading waterfalls, and stunning views.

Ripon's central location also means that it is within easy reach of many popular destinations in the region. The Yorkshire Dales National Park, a popular destination for outdoor enthusiasts, is just a short drive away, as is the historic city of York. The nearby spa town of Harrogate is also easily accessible and boasts a variety of shops, restaurants, and cultural attractions.

There are two train stations in Ripon's vicinity – Harrogate and Thirsk – both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh. There is also easy access to major road networks. The A1(M) motorway is approximately 3 miles away and the A61 also runs through the city, providing links to Harrogate, Leeds, and Wakefield.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon Centre 1 mile, A1(M) 2.7 miles, Boroughbridge 7 miles, Thirsk 10 miles, Harrogate 13 miles, Northallerton 16 miles, York 26 miles. **(All mileages are approximate)**

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