



# YORK HOUSE

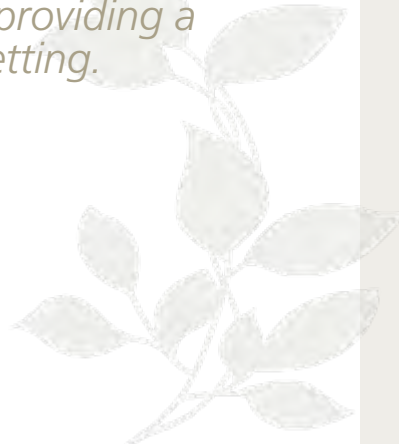
LITTLETHORE ROAD | RIPON | NORTH YORKSHIRE | HG4 1TZ

*York House is an impressive Victorian residence, originally constructed in 1861. Its striking red brick elevations are complemented by elegant stone mullioned windows and intricate decorative bargeboards, showcasing the timeless craftsmanship of the era. This architectural gem stands as a testament to Victorian design, exuding charm and character.*

*This substantial, detached family home has undergone significant modifications and extensions in recent years.*

*The thoughtful renovations have transformed it into a delightful and spacious abode, blending historic charm with modern convenience. The enhancements have preserved the house's architectural integrity while providing ample living space for contemporary family living.*

*This impressive property is situated on a generous plot, featuring beautifully maintained landscaped gardens providing a peaceful and picturesque setting.*



## ACCOMMODATION

### GROUND FLOOR

- Covered storm entrance
- Reception hall
- Dining room
- Family room
- Sitting room
- Garden room
- Study
- Dining kitchen
- Utility room/laundry
- Rear entrance/bootroom
- Cloakroom

### LOWER GROUND FLOOR

- Wine cellar
- Storage

### FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom
- Two further generous double bedrooms
- Bedroom 5/Study
- House bathroom

### EXTERIOR

- Gated gravel driveway
- Ample off-road parking
- Extensive lawns gardens
- Stone flagged dining terrace and entertaining area
- Separate gated access
- Two storey office and studio
- Double garage
- Enclosed courtyard garden
- Garden stores
- Annexe potential

## GROUND FLOOR

Upon entering the property, you are greeted by a welcoming reception hall adorned with elegant timber flooring, decorative arches, and exquisite period detailing. This thoughtfully designed space immediately conveys a sense of warmth and hospitality, setting the tone for the rest of the home. The reception hall offers a glimpse of the impressive accommodations that await within.



Accessed from the reception hall, the elegantly proportioned formal dining room is bathed in natural light from its dual aspect windows. This inviting space features a timeless timber floor, a striking feature fire surround, and exquisite period detailing, creating an ambiance that is both warm and sophisticated. It is the perfect setting for hosting family gatherings and entertaining friends, offering a blend of historical charm and modern elegance.





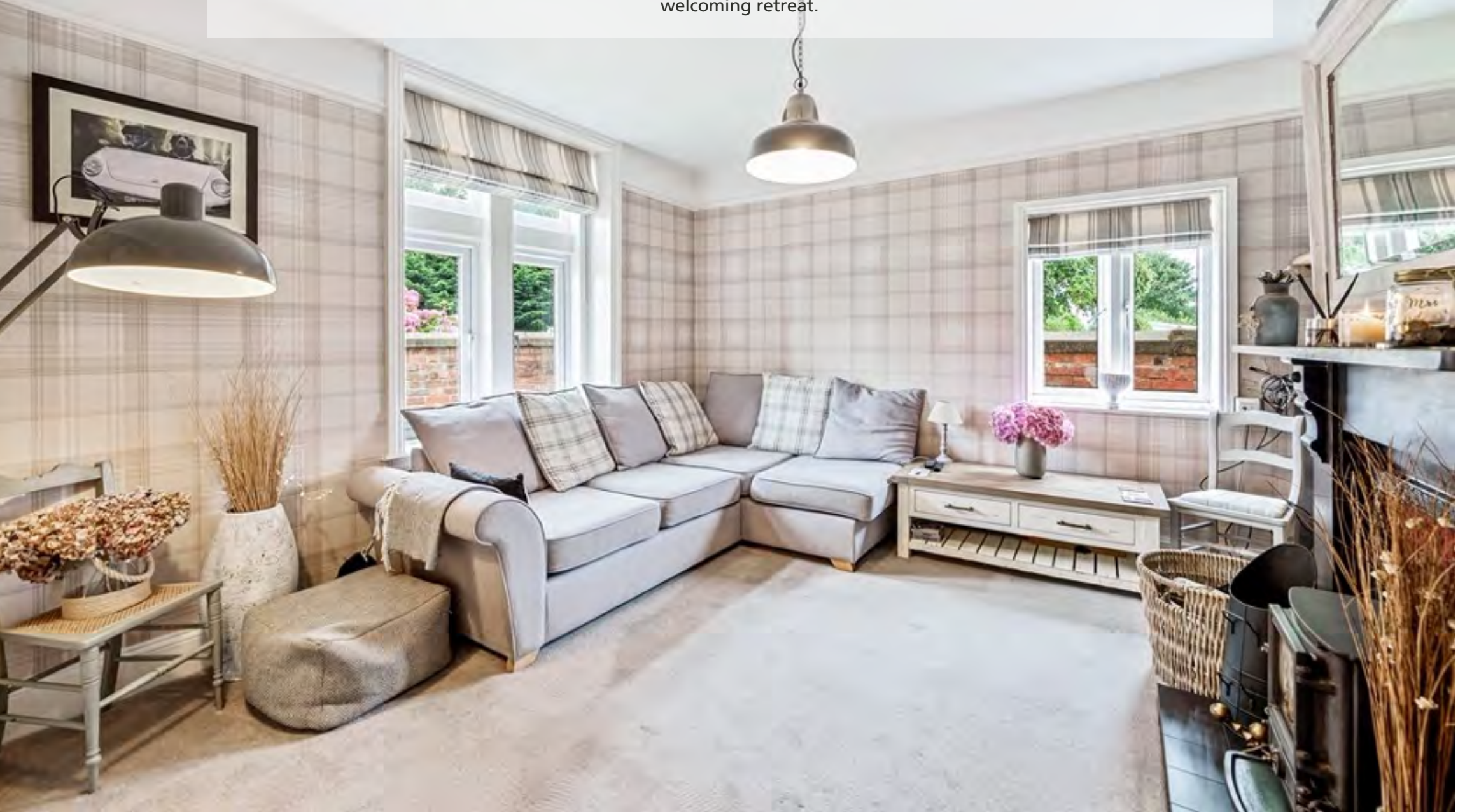
The recently remodelled dining kitchen seamlessly blends functionality and style, showcasing an extensive range of 'Shaker' style fitted cabinetry enhanced by elegant Quartz work surfaces. This culinary space is equipped with a Rangemaster electric cooker featuring a gas hob, an integrated dishwasher for added convenience, and a stainless-steel sink complete with a boiling water tap. Every detail has been meticulously crafted to create a kitchen that is both aesthetically pleasing and highly practical for modern living. The kitchen boasts ample space for a dining table, making it perfect for leisurely breakfasts and casual dining. This inviting area provides a comfortable setting for family meals and relaxed gatherings.

Adjoining the kitchen is a spacious and fully fitted utility/laundry room, designed for maximum efficiency. This practical space features integrated appliances, including a washing machine, tumble dryer, fridge, freezer, and wine fridge, ensuring all your household needs are met with ease.

Both the kitchen and utility room provide access through the rear porch to the walled courtyard gardens, facilitating seamless management of outdoor activities and chores.

Adding to the convenience, a well-appointed cloakroom is discretely tucked away within the utility area, offering an extra layer of practicality for both guests and residents.

The family room displays a cosy and comfortable living space, featuring dual aspect windows that flood the space with natural light. This inviting room boasts a period fire surround with a log burning stove, creating a warm and charming atmosphere. It's the perfect spot for relaxing evenings, offering both a touch of elegance and modern comfort. Whether you're curling up with a book, enjoying a movie night, or simply unwinding after a long day, this family room provides a welcoming retreat.





*The sitting room and adjoining garden room provide versatile and inviting spaces, thoughtfully designed to maximise the enjoyment of the terrace and gardens. These areas serve as comfortable and stylish settings, perfect for hosting family and friends.*

*The sitting room boasts a decorative period fire surround with a gas-fired stove, complemented by elegant coving and feature ceiling roses, creating an elegant setting.*

*The garden room features expansive bi-folding doors that integrate indoor and outdoor living, allowing the beauty of the garden to flow inside. Discreetly located off the garden room is a spacious study with fitted bookcases.*

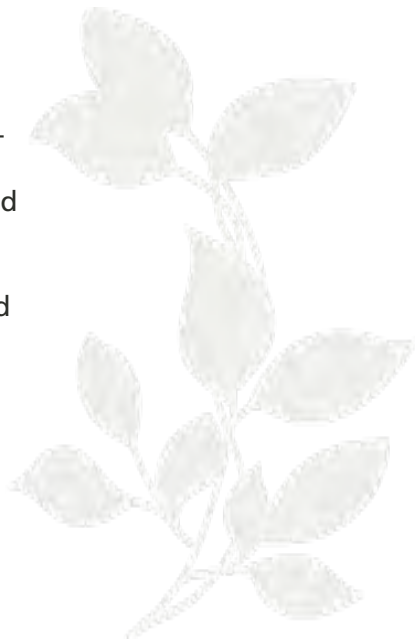
*Abundant natural light and unobstructed views ensure the garden is always within reach, whether you are relaxing with a book, entertaining guests, or simply savouring the surroundings. This harmonious blend of indoor comfort and outdoor beauty makes these rooms true highlights of the home.*



## FIRST FLOOR

The elegant timber staircase leads to the expansive first-floor accommodation. At the heart of this level is the principal bedroom suite, which boasts fitted furniture and feature panelled wall.

The bedroom suite is complemented by a well-appointed en-suite shower room, featuring white sanitary ware, a walk-in shower, and heated towel rail.



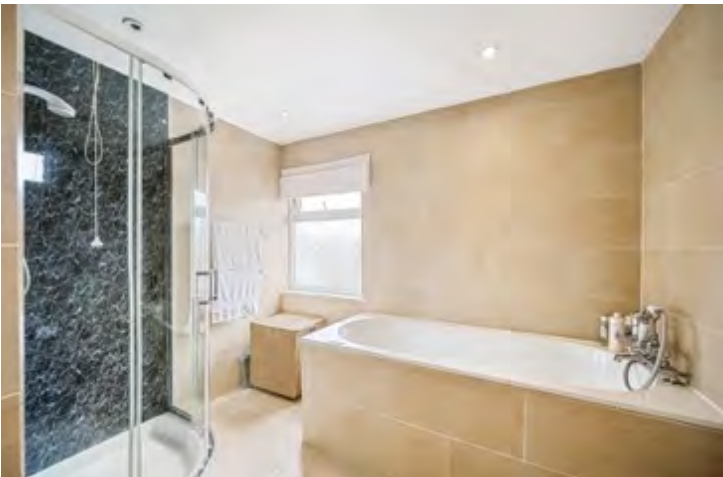




## FIRST FLOOR

The spacious landing, adorned with feature panelling, leads to three further generous bedrooms, each offering ample space and comfort. These rooms are ideal for family members or guests, providing a restful retreat with plenty of natural light. An additional bedroom is currently utilised as a home office/hobbies room.

The house bathroom is thoughtfully designed with high-quality white sanitary ware, complemented by stylish travertine wall and floor tiling. It features a walk-in shower and a heated towel rail for added comfort and luxury. This well-appointed bathroom ensures a relaxing and functional space for all household members.



# York House, Littlethorpe Road, Ripon, HG4 1TZ

Approximate Gross Internal Area  
 Ground Floor = 1535 sq ft / 142.6 sq m  
 First Floor = 1013 sq ft / 94.1 sq m  
 Cellar = 260 sq ft / 24.2 sq m  
 Outbuildings = 363 sq ft / 33.7 sq m  
 (Including Garages & Cool Shed)  
 Annexe = 314 sq ft / 29.2 sq m  
 Total = 3485 sq ft / 323.8 sq m

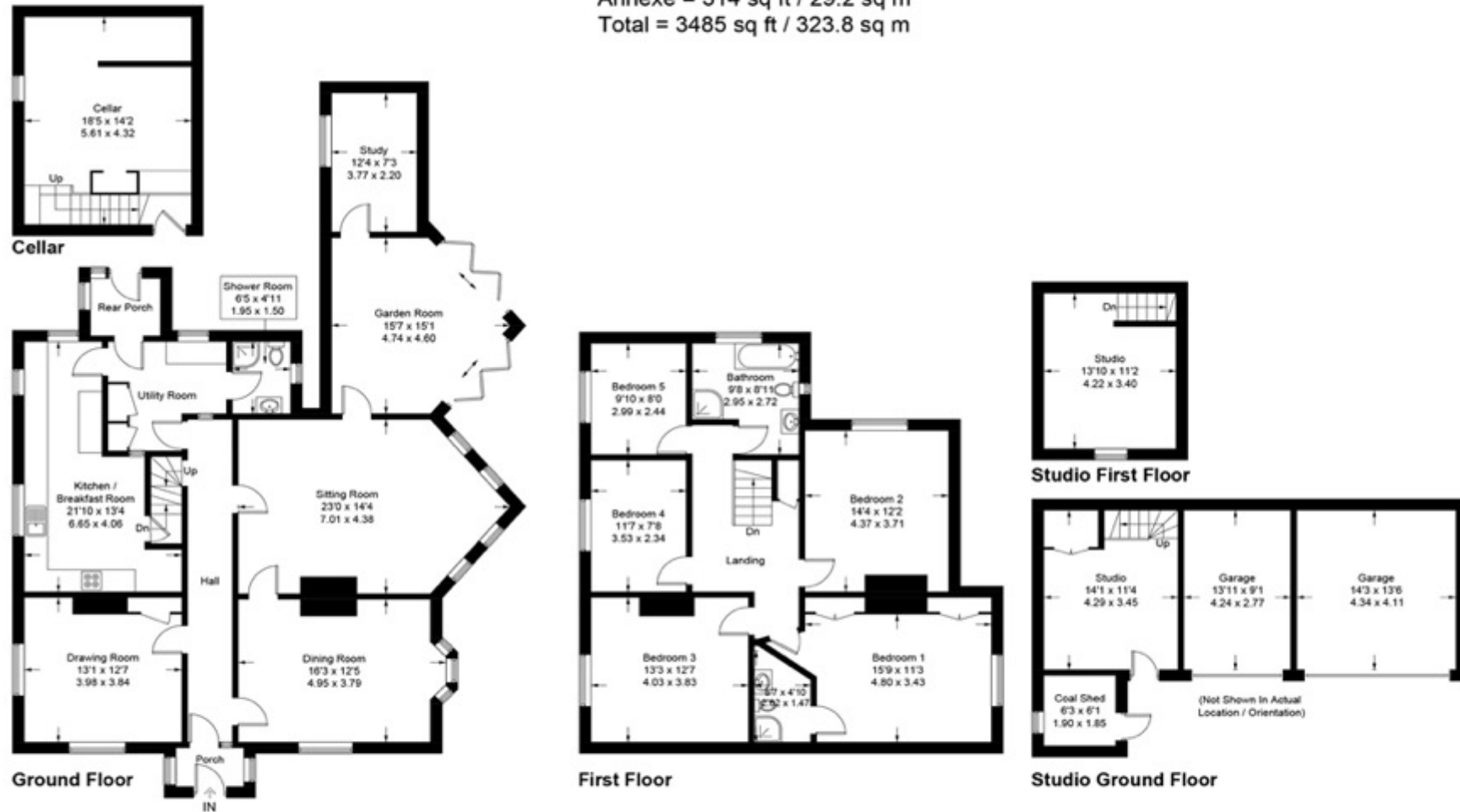


Illustration for identification purposes only, measurements are approximate, not to scale.

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

York House offers an excellent level of privacy and tranquility, the property is approached via a gated driveway with ample off-road parking.

A highlight of this lovely home is the gardens, enclosed by high natural hedging which not only provides privacy but also frames the space with a lush green backdrop. Within its boundaries you will discover specimen trees, high natural hedging and established shrubs adding form and texture.

Enhancing the allure of the gardens is an extensive stone-flagged terrace, perfect for outdoor dining and entertaining. This inviting space provides a seamless blend of indoor and outdoor living with direct access from the garden room, making it an ideal setting for family gatherings, summer parties, or simply enjoying the surroundings.

A separate vehicular access leads to a private, sheltered courtyard garden, providing additional off-road parking. A substantial range of brick outbuildings has been cleverly converted into a two-storey office and studio, complete with an adjoining double garage. These versatile buildings offer the potential to be transformed into a self-contained annexe, perfect for dependent relatives or as a holiday rental (subject to the necessary planning consents).



# LOCATION



## LITTLETHORPE VILLAGE

The picturesque and popular village of Littlethorpe is situated on the edge of the city of Ripon, making it a convenient location for accessing the amenities and historical sites of the city. The village is set in a rural area characterised by picturesque landscapes, including farmland, open green spaces and canalside walks.

The village is accessible via A61 providing easy access to Ripon and other nearby villages and towns.

The surrounding countryside offers opportunities for walking, cycling, and enjoying the natural environment.

Littlethorpe provides a rural lifestyle with the benefits of being close to a city. It appeals to those looking for a quieter, community-focused way of life.

The village hall forms a central focal point for regular societies, fitness classes, local events, music evenings and village gatherings and is an important part of life in Littlethorpe, fostering a close-knit community spirit.

In all a charming village that offers a blend of rural tranquillity and convenient access to the historical and cultural attractions of Ripon. Its scenic location and community-oriented atmosphere make it an appealing place for those looking to enjoy the countryside while being close to urban amenities.

## RIPON

The historic cathedral city of Ripon enjoys a lively and thriving community that caters to a diverse array of lifestyles. Strolling along its bustling streets, a collection of independent shops and high street retailers, as well as a delightful selection of cafés, restaurants and pubs, ensures there is something to delight every taste.

Ripon is situated in the Harrogate district of North Yorkshire. It lies approximately 20 miles north of the city of York and about 12 miles south of the Yorkshire Dales National Park.

Ripon's strategic central location makes it an ideal base for exploring the wider region. Just a short drive away

lies the Yorkshire Dales National Park, a haven for outdoor enthusiasts seeking picturesque landscapes and adventure. The historic city of York and the spa town of Harrogate are easily accessible, boasting a wide range of attractions, shops and dining experiences.

## TRANSPORT LINKS

**Roads:** Ripon is accessible via the A1(M) and A61, which runs nearby, providing easy links to major cities like Leeds, York, and Newcastle.

**Bus services:** Regular bus services connect Ripon to nearby towns and cities, including Harrogate, Leeds, and York. The city's central bus station serves as a hub for these services.

**Trains:** While Ripon itself does not have a train station, the nearest stations are in Harrogate, Thirsk, and Northallerton.

**Airports:** The nearest major airport is Leeds Bradford Airport, approximately 25 miles southwest of Ripon. It offers domestic and international flights. Another option is Newcastle Airport, located about 70 miles to the north.

## AMENITIES AND LOCAL ATTRACTIONS

**Leisure:** For sports and leisure enthusiasts, Ripon has it all. A recently modernised leisure centre beckons with its swimming pool, fully-equipped gym and a variety of fitness classes. The area is also home to numerous sports clubs, catering to enthusiasts of rugby, football, cricket, tennis, golf and more. On the outskirts of Ripon, Ripon Racecourse hosts a variety of events throughout the year.

**Education:** Ripon is also renowned for its exceptional educational opportunities, home to top-rated schools such as Outwood Academy and Ripon Grammar School, both of which have garnered well-deserved acclaim for their academic excellence and nurturing learning environments.

**Healthcare:** Ripon Community Hospital offers healthcare services, and there are several GP practices and dental clinics in the area.

**History:** Adding to the city's allure are its rich historical landmarks including the magnificent Grade I listed Ripon Cathedral. Dating back to the seventh century, this Gothic masterpiece boasts stunning stained-glass windows, and a lavish interior adorned with intricate carvings and decorations. With regular religious services, concerts and events, the cathedral serves as a cultural and spiritual centre for both locals and visitors.

**Key Attractions:** Nearby, an absolute must-visit attraction awaits – the world heritage site of Fountains Abbey and Studley Royal Deer Park. This breathtaking site houses the captivating ruins of the 12th-century Fountains Abbey, one of England's largest and best-preserved ruined Cistercian monasteries. Wander through its beautifully landscaped gardens featuring tranquil lakes, cascading waterfalls and awe-inspiring vistas. Surrounding the Abbey, the lush parkland of Studley Royal plays home to herds of majestic red, sika and fallow deer.

## EVENTS AND FESTIVALS

**St. Wilfrid's Procession:** An annual event celebrating the city's patron saint.

**Ripon Races:** The local racecourse hosts regular horse racing events.

**Ripon International Festival Leisure:** A cultural festival featuring music, art, and performances.

## SUMMARY

Ripon is a historic city that offers a rich array of attractions and amenities, combined with good accessibility by road and public transport. Its blend of history, culture, and natural beauty makes it an appealing destination.



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**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) 3 miles, Harrogate 8 miles, Leeds 14 miles, **(All mileages are approximate)**

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