



GREEN END HOUSE

MELMERBY | RIPON | NORTH YORKSHIRE | HG4 5HR

Green End House is an impressive period detached village home set within extensive gardens and grounds. Surrounded by open countryside, it offers a seamless blend of traditional character and modern design, creating a comfortable and stylish living space.

The spacious and well-appointed accommodation has been thoughtfully designed to enhance its period character while providing modern comfort. The interior boasts a welcoming reception hall, multiple reception rooms, and a stunning light-filled living kitchen and family room, perfect for both everyday living and entertaining. Upstairs, the generously proportioned bedrooms offer a sense of luxury and relaxation, complemented by beautifully designed bathrooms that combine style with practicality. Throughout the home, original features blend seamlessly with high-quality contemporary finishes, creating a warm and inviting atmosphere with timeless appeal.

Located on the edge of the popular and well-connected village of Melmerby, this beautiful family home provides a peaceful setting while remaining convenient for everyday amenities. It strikes the perfect balance between rural charm and modern practicality, making it an ideal choice for those looking to enjoy the best of countryside living.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Open plan living kitchen/family room
- Drawing room
- Sitting room
- Study
- Utility room
- Cloakroom
- Side porch

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with dressing room and en-suite
- Guest bedroom with en suite
- Three further double bedrooms
- House bathroom

EXTERIOR

- Private gated block-paved driveway
- Ample off-road parking for several vehicles
- Detached garage/workshop
- Several outbuilding and stores
- Extensive landscaped gardens and grounds
- Dining and entertaining terraces
- Stunning open views to surrounding countryside



GROUND FLOOR

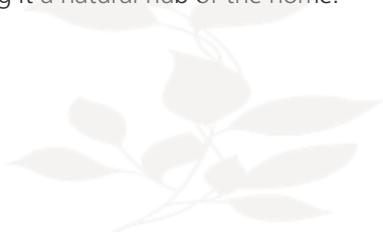
The open-plan living kitchen is a well-designed space that seamlessly blends functionality with contemporary style. Large windows and well-placed lighting ensure the space is bright and welcoming, making it ideal for both entertaining and everyday family life.

The kitchen is fitted with bespoke fitted cabinetry by Grove House Kitchens, offering ample storage while maintaining a streamlined look. Premium Carerra marble work surfaces provide a durable and stylish finish, enhancing both practicality and design. At the centre, a large island serves as a key feature, offering additional storage, an integrated wine fridge, and a built-in breakfast table, making it a versatile space for meal preparation, dining, or socialising.

Equipped for modern living, the kitchen includes high-specification appliances, such as a Falcon double oven range cooker, and premium appliances, including a fridge/freezer, Smeg electric oven, and dishwasher, ensuring a sleek and efficient setup. Thoughtfully designed to maximise both space and convenience, this kitchen meets the demands of daily life while maintaining a contemporary feel. Underfloor heating throughout the kitchen and family room adds to the sense of comfort and luxury.

French doors open directly from the kitchen onto a spacious terrace, providing a seamless connection between indoor and outdoor living. The terrace, perfect for alfresco dining, overlooks the landscaped gardens, offering a private and tranquil setting. This easy access to the outdoor space enhances the home's functionality, making it ideal for entertaining.

The adjoining family room provides a comfortable and inviting space to relax. A contemporary log burner adds both warmth and character, making it an ideal spot for unwinding or spending time with family. This open-plan living kitchen offers a smart balance of modern design and everyday practicality, making it a natural hub of the home.







The expansive reception hall serves as a grand entrance to the property, offering a welcoming space from which the elegant reception rooms flow. This generous hallway, with its classic design and ample space, creates an immediate sense of warmth and sophistication, setting the tone for the rest of the property.

The principal reception rooms of this stunning home truly embody the charm and elegance of its period features, offering a blend of classic proportions and traditional craftsmanship. The carefully preserved features, such as intricate mouldings and decorative cornicing, create a refined atmosphere that complements the warm, inviting ambiance throughout the property.

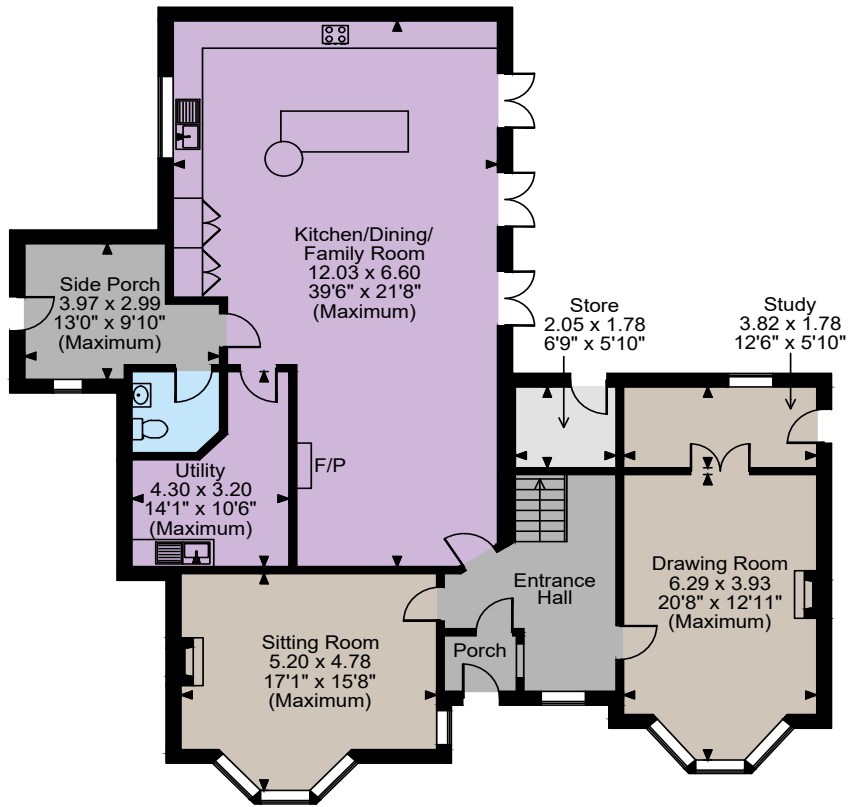


The drawing room, a more formal space, boasts a striking feature fireplace, with open fire offering an ideal setting for entertaining guests.

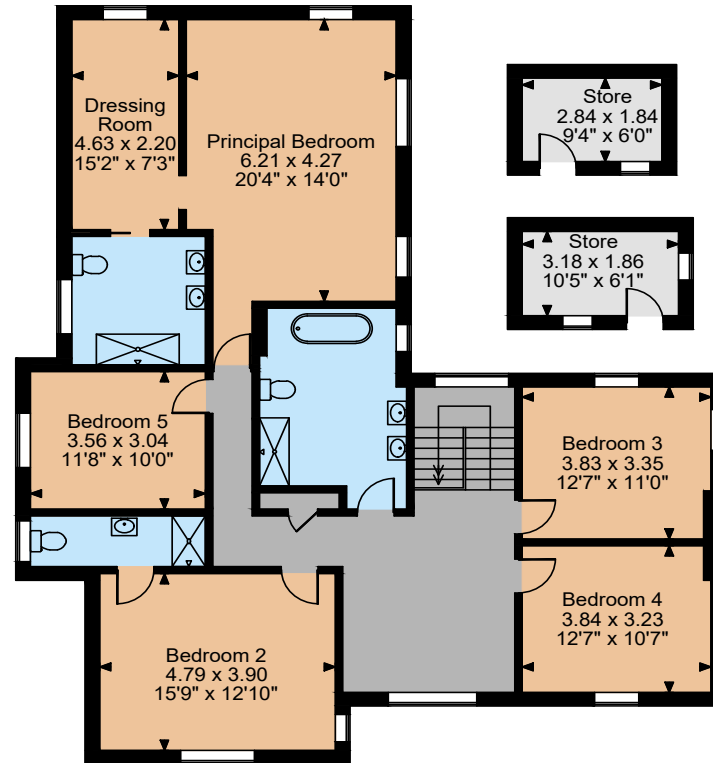
The more informal sitting room provides a comfortable and cosy retreat, with its own feature fireplace and soft natural light streaming through the bay window.

Both reception rooms are graced with large bay windows that fill the spaces with light, enhancing the sense of openness and connection with the outside. These windows not only provide captivating views of the garden but also contribute to appeal of the home.

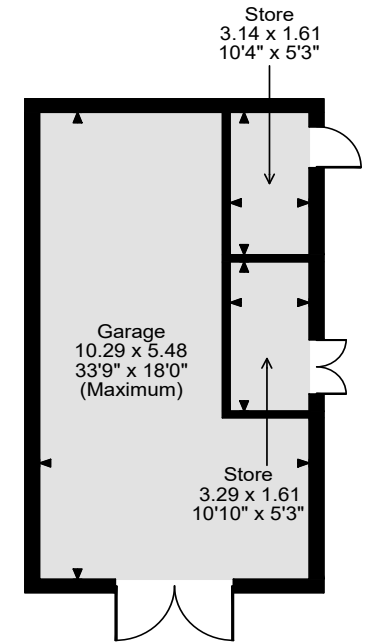
Green End House, Melmerby, Ripon
Main House internal area 3,332 sq ft (310 sq m)
Garage internal area 479 sq ft (45 sq m)
Outbuildings internal area 273 sq ft (25 sq m)
Total internal area 4,084 sq ft (379 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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FIRST FLOOR

Enjoy the refined comfort of the principal and guest bedroom suites, where luxury and quality are prioritised in every detail. These rooms offer a blend of high-end finishes and thoughtful design, providing a space that's both stylish and inviting.

The first-floor accommodation of this beautiful home is beautifully designed and immaculately presented, seamlessly blending high-quality materials with expert craftsmanship. The original wide staircase, boasts an elegant oak handrail that gracefully leads to a spacious and light-filled first-floor landing, setting the tone for the exceptional accommodation beyond.

The principal bedroom suite is a sanctuary of style and comfort, offering both practicality and luxury. This generously proportioned retreat includes a dedicated dressing room, complete with bespoke fitted cabinetry, providing ample storage in a refined setting. The en-suite shower room is a true oasis, featuring high-quality sanitary ware, a sleek double vanity unit, a walk-in shower with premium chrome fittings, and sophisticated finishes that elevate the sense of indulgence.

The guest bedroom is equally impressive, benefiting from its own well-appointed en-suite shower room, ensuring privacy and comfort for visitors.

Three further double bedrooms, each beautifully presented and bathed in natural light, provide flexible accommodation, perfect for family living or additional guest spaces.

For added convenience, the house bathroom has been designed with both functionality and elegance in mind, featuring a stunning freestanding bath, twin pedestal sinks, large walk-in shower and exquisite porcelain tiling, creating a stylish and sophisticated ambiance.

Every detail of this exceptional first-floor accommodation has been thoughtfully considered, ensuring a perfect balance of period charm and modern refinement.





GARDEN AND GROUNDS

The exterior of this exceptional home is just as impressive as its interior, offering a perfect blend of practicality, privacy, and natural beauty.

A grand private gated entrance opens onto an expansive block-paved driveway, providing a striking first impression while offering ample parking for multiple vehicles. The driveway leads to a substantial detached garage, complete with a workshop, ideal for storage, hobbies, or workspace needs. Several additional useful stores further enhance the practicality of the property, ensuring there is no shortage of storage solutions.

The beautifully landscaped gardens, extending to approximately 0.5 acres, are a true highlight of this home. Thoughtfully designed and meticulously maintained, they provide a picturesque and tranquil retreat. A variety of mature trees, formal topiary planting beds, and carefully manicured lawns create a stunning outdoor space that can be enjoyed throughout the seasons. Whether entertaining guests, enjoying outdoor dining, or simply relaxing in the serenity of nature, the gardens offer endless possibilities.

Several entertaining and dining terraces are strategically positioned throughout the grounds, providing the perfect setting for al fresco dining, summer gatherings, or simply unwinding while taking in the peaceful surroundings. Whether hosting a barbecue with friends, enjoying a morning coffee in the sunshine, or watching the sunset over the rolling hills, these beautifully designed terraces offer a seamless connection between indoor and outdoor living, enhancing the overall charm and appeal of this exceptional home.

Nestled on the edge of the village, Green End House benefits from an enviable setting, surrounded by uninterrupted views of the surrounding countryside. The peaceful and private situation ensures a sense of seclusion and escape, while still being conveniently located for access to local amenities. This combination of rural charm, practical living spaces, and exceptional outdoor areas makes this home a truly rare and desirable find.









LOCATION



Melmerby is a charming village located approximately 5 miles north of Ripon. The village offers a peaceful rural lifestyle with convenient access to nearby urban centres. The village features a pub, The George and Dragon Inn, and is home to the Wath & Melmerby Cricket Club, which competes in the Nidderdale League. An annual 10-kilometer road race has been a local tradition since 1984.

The surrounding area boasts picturesque countryside, providing ample opportunities for outdoor activities such as walking, cycling, and wildlife observation. Its proximity to Ripon and the A1(M) motorway ensures that residents and visitors can easily access a broader range of amenities and attractions while enjoying the tranquility of village life.

The cathedral city of Ripon is a short distance away and has a bustling weekly market, a wide variety of shops, services and supermarkets together with public houses and restaurants, plus a leisure centre, swimming pool, racecourse, golf club, excellent range of sports and recreation clubs and Ripon Tennis Centre.

EDUCATION

Melmerby affords access to a range of excellent educational opportunities nearby.

Primary Education:

The closest primary schools to Melmerby include:

Sharow Church of England Primary School: Located in Sharow, approximately 5 miles from Melmerby, this voluntary controlled school caters to children aged 3 to 11.

North Stainley Church of England Primary School: Situated in North Stainley, around 6 miles from Melmerby, this school serves the same age range and emphasises a Church of England ethos.

Dishforth Church of England Voluntary Controlled Primary School: Found in Dishforth, about 7 miles away, this institution provides education for children aged 3 to 11.

Secondary Education:

For secondary schooling, families typically look towards Ripon, approximately 5 miles from Melmerby, where the following schools are available:

Ripon Grammar School: A selective grammar school offering education for students aged 11 to 18, known for its strong academic performance.

Outwood Academy Ripon: A comprehensive academy catering to students aged 11 to 18, focusing on inclusive education and personal development.

For private education, Aysgarth School and Queen Mary's School offer high-quality alternatives with strong academic and extracurricular programs. Additionally, Cundall Manor provides another excellent choice for families seeking private schooling options within the area.

WALKING and CYCLING: The quiet, rural roads around Melmerby provide excellent walking and cycling routes, suitable for both leisurely walks rides and more challenging hikes and trails. Ramblers and cyclists can explore routes to nearby villages, or venture into the Yorkshire Dales for more varied terrain.

OUTDOOR PURSUITS: The area around Nosterfield is ideal for other outdoor activities, such as fishing at the nearby River Ure or in local lakes. There are also opportunities for horse riding, with stables and bridle paths throughout the countryside.

TRANSPORT LINKS

ROADS:

A61 Road: Melmerby is easily accessible via the A61, a primary road that connects Ripon to Harrogate and Leeds.

A1(M): For commuters, Melmerby is in an ideal location with easy access to the A1(M) motorway, one of the UK's major north-south routes. The A1(M), provides a direct and efficient link to both the north and south. Heading south, the A1(M) leads to cities such as Leeds, London, and the wider motorway network, while heading north offers access to towns and cities like Darlington and Edinburgh. This makes Melmerby an excellent location for those working further afield or traveling frequently.

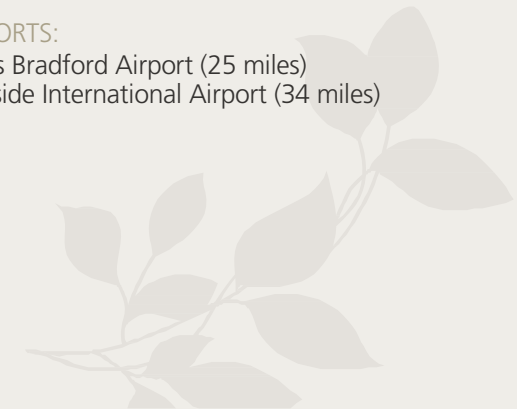
A19: Another important road link near Melmerby is the A19, approximately 6 miles away. Running parallel to the A1(M), the A19 is another major arterial route that connects the region to areas further south, such as York, Doncaster, and the northeast cities like Sunderland and Newcastle. The A19 also connects with various other roads leading into the surrounding countryside and local towns.

TRAINS:

Thirsk Station is the closest major train station to Melmerby, located about 15 minutes away by car. Situated on the East Coast Main Line, it provides direct services to York, London, and Edinburgh. Northallerton Station is another nearby option, approximately a 25-minute drive from Melmerby. Also located on the East Coast Main Line, it offers regular services to London, Edinburgh, and Newcastle, along with connections to cities like York, Leeds, and Darlington.

AIRPORTS:

Leeds Bradford Airport (25 miles)
Teesside International Airport (34 miles)





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 private drainage. Oil 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 E: 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: A1(M) 1.5 miles, Ripon 5 miles, Thirsk 9 miles, Northallerton 14 miles, Knaresborough 15 miles, Harrogate 16 miles (All mileages are approximate)

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