



THE LIMES

14 BORRAGE LANE | RIPON | NORTH YORKSHIRE | HG4 2PZ

The Limes is an impressive family residence, originally constructed in the early 1950s, offering generously proportioned, light-filled accommodation thoughtfully arranged over two spacious floors. Over the years, this delightful home has been remodelled and sympathetically extended under the ownership of the current vendor, seamlessly blending its original character with modern enhancements to create a stylish and versatile living environment.

The property is set in expansive and beautifully maintained gardens, featuring professionally landscaped grounds that provide a tranquil retreat with seasonal planting, sweeping lawns, and carefully curated outdoor spaces.

Nestled within a highly prized residential location on the edge of the historic cathedral city of Ripon, this exceptional home benefits from a private driveway, ample garaging, and purpose-built garden stores, ensuring both convenience and practicality. The property enjoys a peaceful yet accessible setting, within easy walking distance of Ripon's charming market square, where a wealth of independent shops, cafés, and essential amenities can be found.

Offering a rare combination of space, privacy, and prime location, this elegant family home presents an exceptional opportunity for those seeking a refined lifestyle in one of Ripon's most favoured locations.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Reception hall
- Drawing room
- Dining room
- Breakfast kitchen
- Garden room
- Family room
- Office/Study
- Utility room with walk-in pantry
- Cloakroom

FIRST FLOOR

- Spacious landing
- Principal bedroom with en-suite shower room
- Guest bedroom
- Two further double bedrooms
- House bathroom
- Loft access

EXTERIOR

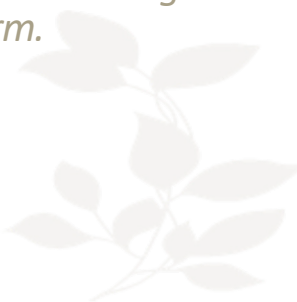
- Gated drive with off-road parking for several vehicles
- Detached garage and storeroom
- Purpose-built timber garden stores
- Greenhouse
- Landscaped gardens and grounds
- Kitchen garden with raised beds
- Garden ponds
- Dining and entertaining terraces

GROUND FLOOR

The Limes is approached through a charming and characterful entrance porch. A large and practical boot room/cloakroom provides ample storage for coats, shoes, and outdoor essentials, ensuring both convenience and functionality.

The welcoming reception hall sets the tone for the rest of the home, showcasing a stained-glass window that adds a touch of elegance.

The original oak flooring, rich in warmth and durability, enhances the space, while a striking staircase serves as a focal point, further elevating the home's charm.





Leading off the central hall, the principal reception rooms have been thoughtfully designed to balance grandeur with comfort. The elegant drawing room, with its dual-aspect layout, is flooded with natural light, creating a wonderfully bright and airy ambiance. A large bay window offers delightful views of the garden, enhancing the sense of connection to the outdoors. A charming open fireplace serves as a cosy focal point, making the space equally inviting for relaxing evenings or formal entertaining. The high ceilings and well-proportioned dimensions add to the room's refined and stylish atmosphere, while french doors provide a seamless transition into the adjoining garden room, further enhancing the sense of light and space.



The formal dining room exudes charm and character, featuring a brick fireplace with an open fire, perfect for family gatherings and special occasions. Its dual-aspect design ensures an abundance of natural light, while a large bay window adds to the sense of space and grandeur. The original oak flooring continues here, reinforcing the home's timeless elegance.



The breakfast kitchen is a well-designed space blending charm with modern convenience. At its heart is a range-style cooker, complemented by painted fitted cabinetry providing ample storage. The granite work surfaces offer both durability and elegance, while a ceramic Belfast sink enhances the kitchen's appeal. A large bay window floods the room with natural light, creating a bright and inviting atmosphere. With plenty of space for a dining table, this area is ideal for casual family meals.

Adjacent to the kitchen, the well-appointed utility room ensures maximum functionality. It features fitted cabinetry, a walk-in pantry for excellent storage, and a stainless-steel sink for added convenience. The ceramic floor tiling provides practicality, making it a functional space for household tasks. A side door offers direct access to the garden stores and garaging.

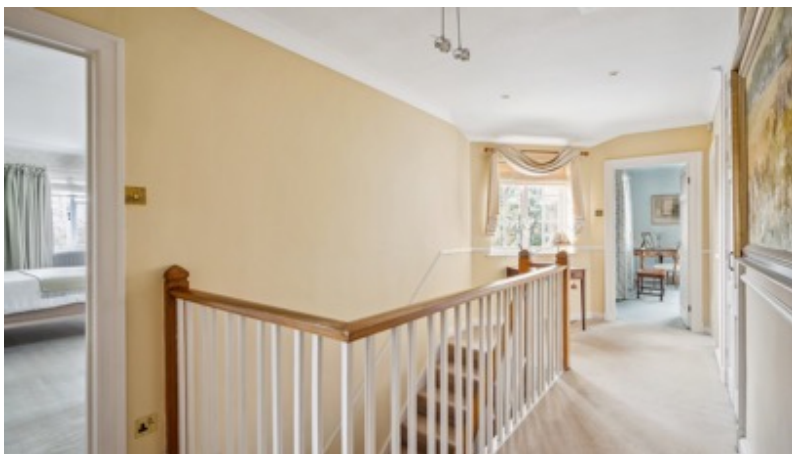
A stylish single-storey extension has introduced a stunning family room, designed for both comfort and contemporary living. This beautifully crafted space is defined by full-height and full-width glazing, creating a seamless connection to the gardens and filling the room with natural light. A gas fire serves as a cosy focal point, while oak flooring adds warmth.

A further standout feature of this cleverly conceived extension is the study/home office, an inspiring space for work or quiet retreat. Featuring fitted book-shelves, oak flooring and full-height glazing, it offers stunning views over the gardens, providing a peaceful and productive environment. Whether used as a private workspace, or a creative studio, this thoughtfully designed room further enhances the versatility of the home.



One of the home's most striking features is the stunning garden room, designed to bring the outdoors in. With wraparound glazing, this contemporary yet characterful space offers panoramic views of the surrounding gardens. The slate-tiled floors provide a stylish and practical finish, while an exposed feature brick wall adds texture and warmth. French doors open directly onto the terrace, creating a seamless flow between indoor and outdoor living-ideal for entertaining or simply enjoying the beauty of the landscaped grounds.





FIRST FLOOR

A timber and painted staircase leads gracefully to the first floor, opening onto a light-filled and spacious landing. This inviting space enhances the sense of openness within the home and provides access to a large linen store for convenient storage. A hatch to the loft space offers additional storage.

The principal bedroom is a wonderfully proportioned dual-aspect retreat, enjoying an abundance of natural light and delightful views over the gardens. Designed with both comfort and practicality in mind, it features fitted wardrobes, offering ample storage while maintaining an uncluttered aesthetic.

The en-suite shower room is elegantly appointed, boasting white sanitary ware, a large walk-in shower, and a heated towel rail, creating a stylish yet functional space.

The guest bedroom is a well-sized double, thoughtfully designed with fitted storage, making it both welcoming and practical.

In addition, there are two further double bedrooms, each offering ample space and versatility, ideal for family members or guests.

Serving these bedrooms is the beautifully finished family bathroom, which exudes charm and character with its tongue-and-groove panelling.

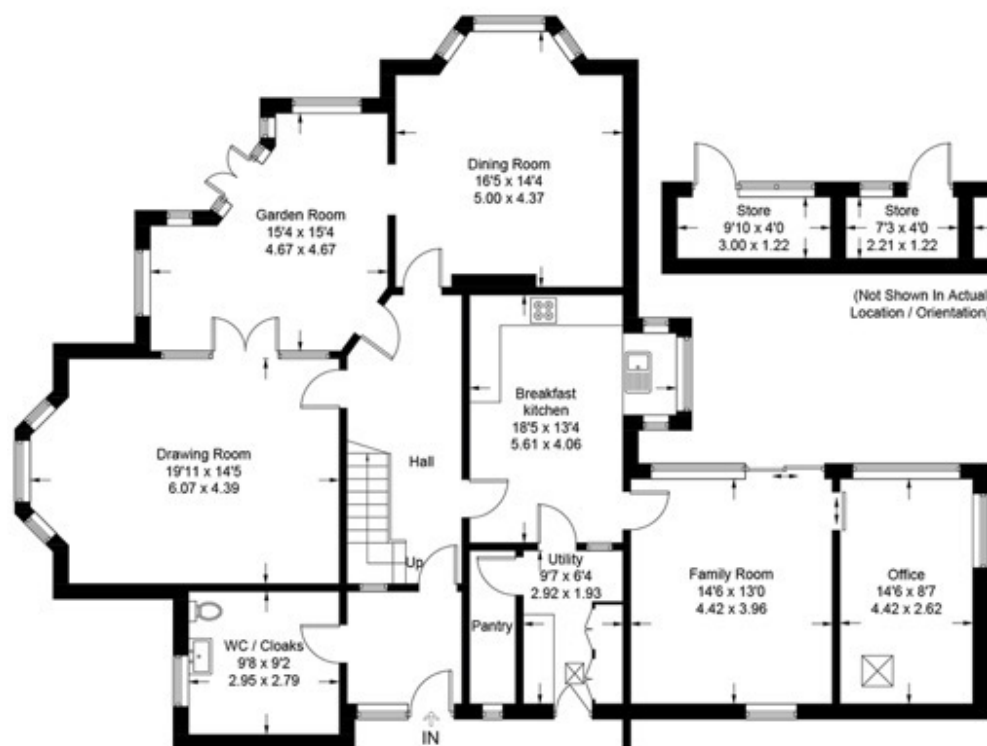
This well-appointed space includes a panelled bath, perfect for relaxation, alongside white sanitary ware and a separate corner shower for added convenience. A built-in linen store provides additional storage, ensuring practicality without compromising style.





The Limes, 14 Borage Lane, Ripon, HG4 2PZ

Approximate Gross Internal Area
Ground Floor = 1599 sq ft / 148.6 sq m
First Floor = 967 sq ft / 89.8 sq m
Outbuildings = 323 sq ft / 30.0 sq m
Total = 2889 sq ft / 268.4 sq m



Ground Floor



First Floor

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



LOCATION

The historic cathedral city of Ripon is a vibrant and bustling hub, offering a wide range of amenities and facilities to suit all lifestyles. From its bustling market square and 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 is 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.

The world heritage site of Fountains Abbey and Studley Royal deer park 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. It is surrounded by the beautiful parkland of Studley Royal, home to herds of Red, Sika, and Fallow deer.

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.

EDUCATION

Primary Schools

Ripon offers a selection of well-regarded primary schools. Ripon Cathedral Church of England Primary School is a Good-rated school with Christian values and close links to Ripon Cathedral. Similarly, Holy Trinity Church of England Junior School holds an Outstanding Ofsted rating, known for its high academic standards, excellent pastoral care, and rich extracurricular programmes.

For families seeking a community-focused school, Greystone Community Primary School and Moorside Primary School & Nursery provide inclusive learning environments. St. Wilfrid's Catholic Primary School provides a Good-rated environment rooted in Catholic values, with small class sizes and strong community engagement.

Ripon's primary schools are known for their strong community spirit, high-quality teaching, and excellent opportunities for outdoor learning, arts, and sports. Many also offer nursery provision, making them ideal for early years education.

Secondary Schools

Ripon, is home to several notable secondary schools, including Ripon Grammar School, a prestigious co-educational, selective grammar school. It offers both day and boarding options for students aged 11 to 18 and is recognised for its academic excellence, extracurricular activities, and strong performance in national rankings. Outwood Academy Ripon is a mixed secondary school for students aged 11 to 16, part of the Outwood Grange Academies Trust. Mowbray School serves students with special educational needs, providing individual support to help them succeed. Located on Harrogate Road, the school is dedicated to meeting the diverse learning needs of its students.

TRANSPORT LINKS

Roads:

Ripon is well-connected by a network of roads that link the city to surrounding areas. The A61 is the primary road running through Ripon, connecting the city to Harrogate to the south and extending north towards Bedale and Northallerton. This road is a key route for traffic traveling between these towns and is central to Ripon's connectivity.

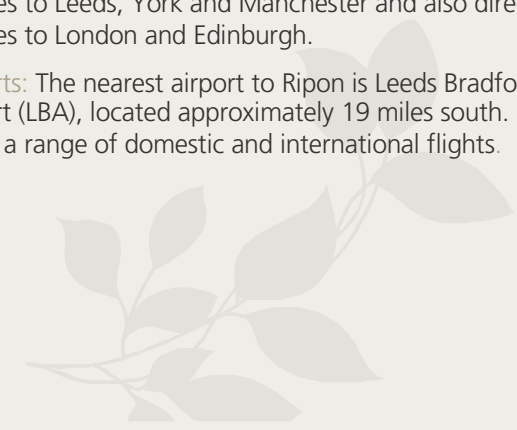
The A168 runs to the east of Ripon, offering an important link to the A1(M) motorway. This road provides easy access for travellers heading south or northeast, with direct connections to the cities of York, Leeds, and Newcastle.

Though not passing directly through Ripon, the A1(M) motorway is easily accessible via the A168, offering fast routes to major cities in the region. Additionally, the B6265 runs west from Ripon, linking the city to Pateley Bridge and the scenic Nidderdale area, making it an important road for local travel. Together, these road networks ensure Ripon remains easily accessible, connecting it to neighbouring towns, cities, and major regional highways.

Trains: The closest station is Harrogate Railway Station, offering regular services to Leeds, York and London.

There are two further train stations in Ripon's vicinity – Northallerton and Thirsk – both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh.

Airports: The nearest airport to Ripon is Leeds Bradford Airport (LBA), located approximately 19 miles south. LBA offers a range of domestic and international flights.







GARDEN AND GROUNDS

Set within expansive, landscaped gardens, The Limes offers a peaceful and private retreat, providing a welcome escape from the hustle and bustle of daily life. A long private driveway, creates an inviting approach to the home. This leads to ample parking and a detached garage, ensuring both convenience and practicality.

The property is surrounded by well-maintained gardens and grounds, offering an exceptional outdoor living experience. Purpose-built timber stores provide additional space for a variety of uses, from garden storage to workshop spaces, enhancing the home's versatility. The sweeping lawns, interspersed with mature shrubs, vibrant flower beds, and specimen trees, create a picturesque and tranquil setting, perfect for relaxation and recreation. Herbaceous borders and carefully curated planting schemes offer year-round interest. The presence of two wildlife ponds and a charming rockery attracts birds, butterflies, and other wildlife. High hedging and mature trees envelop the gardens, providing a sense of seclusion and privacy.

For those with a passion for gardening and sustainability, The Limes boasts a kitchen garden, designed to provide a productive and rewarding outdoor space. Complete with greenhouse and raised beds, this area is perfect for cultivating fruit, vegetables, and herbs.





SETTING

Despite its secluded and peaceful setting, The Limes enjoys an exceptionally convenient location, with Ripon's charming city centre just a short walk away. Residents can enjoy the best of both worlds - a tranquil, countryside feel with the ease of access to local amenities. The historic market square, independent shops, cafés, and restaurants are all within an easy walk, along with excellent schools and cultural attractions, including Ripon Cathedral. The property also benefits from close-proximity to scenic riverside walks along the River Skell and River Ure, offering a wonderful opportunity to explore the area's natural beauty.





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: A1(M) 4 miles, Harrogate 10 miles, Thirsk 12 miles, Northallerton 15 miles, York 22 miles, Leeds 26 miles, (All mileages are approximate)

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