



BRELADE HOUSE

LITTLETHORPE ROAD | RIPON | NORTH YORKSHIRE | HG4 1TZ

Brelade House, is an exceptional family residence situated on the edge of the picturesque and historic cathedral city of Ripon. Constructed in 2003 to an exacting standard, this substantial home combines elegant design with the practicality of modern family living.

Occupying a generous and private plot, the property enjoys a tranquil setting while remaining conveniently close to the amenities and attractions of the city.

Set behind an impressive in-and-out driveway and framed by well-maintained gardens, the property offers expansive accommodation arranged over two floors. The layout has been thoughtfully designed to suit a contemporary lifestyle, with a focus on both comfort and functionality. The house boasts generous living and entertaining spaces.

The attractive brick elevations, complemented by hipped tiled roofs and deep-set wooden-framed windows, lend the property a timeless and commanding presence. The architectural design incorporates a central archway, linking the main house to a large double garage with accommodation above, adding character as well as practical separation of space.

Externally, the property is complemented by extensive grounds and ample parking. Mature landscaping provides privacy and a sense of seclusion, while the open driveway ensures easy access.

ACCOMMODATION

GROUND FLOOR

- Entrance porch
- Central reception hall
- Drawing room
- Dining room
- Family room
- Study
- Breakfast kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Galleried landing
- Entertainment suite and gym
- Guest bedroom with en-suite shower room
- Two double bedrooms with jack and jill shower room
- Two further double bedrooms
- House bathroom

SECOND FLOOR

- Principal bedroom
- Twin walk-in wardrobes
- En-suite bathroom with Jacuzzi bath & steam room/shower

EXTERIOR

- Electric gated In/Out driveway
- Ample off-road parking
- Double garage with stores and wc
- Front gardens
- Landscaped rear gardens
- Dining terrace
- Entertaining area
- Enclosed vegetable plot

GROUND FLOOR

The reception hall is a striking central space, finished to a high standard with oak veneer padouk inlay doors, a sweeping staircase, and decorative balustrades that reflect the home's quality of craftsmanship. The elegant parquet-style Amtico flooring, complete with contrasting border inlays, adds a refined touch while enhancing the sense of space and continuity. This central hallway offers a seamless flow to the principal ground floor rooms, including the formal drawing room, family room, study and breakfast kitchen, all arranged to suit both everyday living and entertaining.





The formal drawing room is a generously proportioned, elegant space designed for both relaxation and entertaining. Warm Amtico flooring flows throughout, complemented by soft green walls and detailed coving that add a touch of refinement. A central fireplace with a contemporary stone surround and log burning stove provides a stylish focal point, while dual-aspect windows and French doors fill the room with natural light and offer views to the rear terrace and gardens beyond.

The breakfast kitchen is a stylish and functional space, thoughtfully designed for modern family living. Featuring painted timber cabinetry and sleek granite work surfaces, the kitchen is centred around a striking island with breakfast seating and integrated power. A Smeg range cooker with multiple ovens and gas burners provides a focal point, while the integrated dishwasher and ample storage ensure everyday convenience. Large windows invite in natural light, creating a bright and sociable atmosphere for cooking and dining. Adjacent to the kitchen is a well-appointed utility room, fitted with coordinating timber cabinetry and solid wood worktops. It offers practical space for laundry appliances and additional storage, with a side access door ideal for busy family routines.





The family room is a spacious and inviting setting, ideal for relaxed gatherings and everyday living. Finished with deep-toned timber flooring and elegant cornicing. Dual-aspect glazing, including French doors to the terrace and gardens, ensures the room is bathed in natural light.

The dining room offers a more formal space for entertaining, comfortably accommodating a large table and chairs beneath a feature chandelier. French doors open directly onto the rear garden, seamlessly blending indoor and outdoor dining experiences, while the natural wood flooring and classic decor provide a refined backdrop.

The study is a highly functional and beautifully fitted workspace, with custom-built cabinetry and desk units in a contrasting two-tone finish. A large front-facing window allows for plenty of natural light, making it an ideal environment for working from home or managing household tasks.

FIRST FLOOR

A central feature of the home, the oak staircase rises gracefully to a spacious galleried landing, creating a real sense of light and volume. With its elegant turned spindles and natural wood finish, it mirrors the craftsmanship found throughout the property.

The expansive landing serves as a practical and attractive hub, offering access to first floor bedroom accommodation.

This generous space also allows for relaxed seating or a reading area, enhancing the home's sense of comfort and flow.





The first floor of Brelade House offers five well-appointed bedrooms, each with generous proportions and a bright, welcoming atmosphere. Finished in neutral tones with soft carpeting and large windows, the rooms are perfect for family living or guest accommodation.

Two of the bedrooms benefit from a Jack and Jill shower room and a dressing area, providing an ideal private suite. In addition to this, the layout includes a luxurious family bathroom, serving the remaining rooms and enhancing the practicality of the first-floor accommodation.





The Jack and Jill shower room is a bright and contemporary space, conveniently positioned between two bedrooms. It features twin square basins with mirrored vanity units, a walk-in shower with glass enclosure, and stylish tiled walls, creating a practical yet refined shared en suite arrangement.

The family bathroom is generously sized and luxuriously appointed with both a large bath and a separate glazed shower enclosure. Elegant neutral tiling and modern sanitaryware, including a stylish porcelain sink with bespoke vanity unit and low-profile WC, complete the space, offering a calming environment for daily routines or relaxed evening soaks.



Completing the first-floor accommodation is an expansive entertainment suite and gym, offering a highly versatile space ideal for leisure, fitness, or relaxation. With feature ceilings, skylights, and a dormer window flooding the room with natural light, it provides a bright and welcoming environment. The suite also benefits from separate external access, making it perfectly suited not only as a games room or guest space, but also as a private home workspace or studio, offering flexibility to meet a range of lifestyle needs.



Occupying the second floor, the principal bedroom suite is a luxurious and private retreat, beautifully finished and thoughtfully designed for comfort. The spacious bedroom benefits from vaulted ceilings, fitted skylights, and elegant decor, creating a light-filled and tranquil environment with ample space for seating and storage. The suite also includes walk-in his and hers wardrobes, offering extensive and well-organised dressing space.



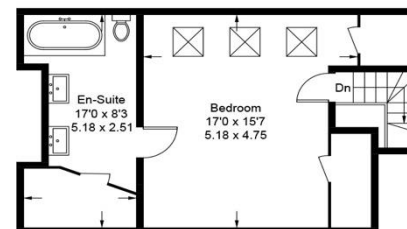


Adjoining the bedroom is a truly indulgent en-suite bathroom, featuring sleek contemporary tiling, twin floating vanity units with mirrored storage, and bath, a large walk-in shower and steam room-perfect for unwinding at the end of the day.

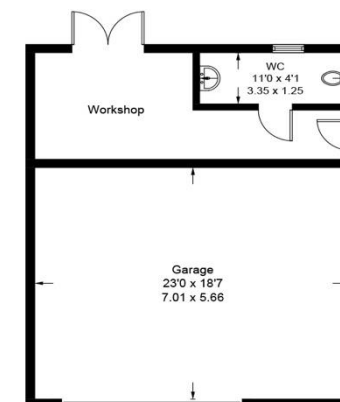
Glass block detailing and polished chrome fixtures and fittings complete the spa-like feel, making this suite a standout feature of the home.

Brelade House Littlethorpe Road, HG4 1TZ

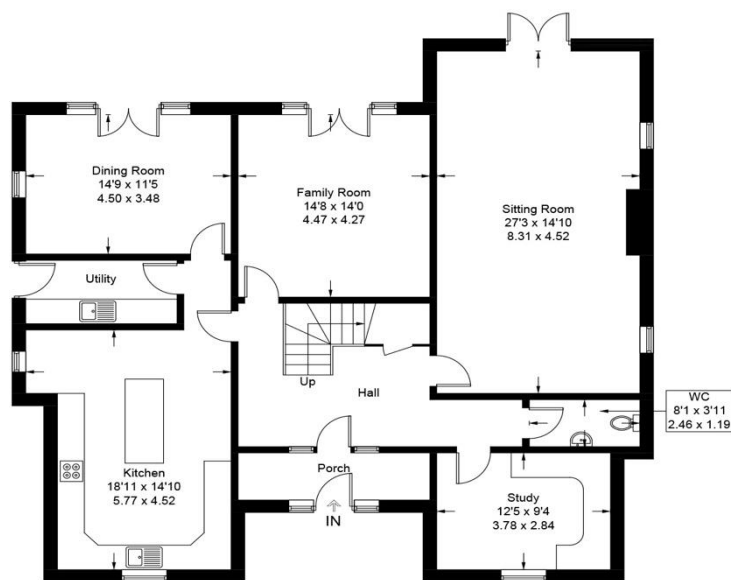
Approximate Gross Internal Area
 Ground Floor = 1574 sq ft / 146.2 sq m
 First Floor = 2175 sq ft / 202.1 sq m
 Second Floor = 454 sq ft / 42.2 sq m
 Garage = 636 sq ft / 59.1 sq m
 Total = 4839 sq ft / 449.6 sq m



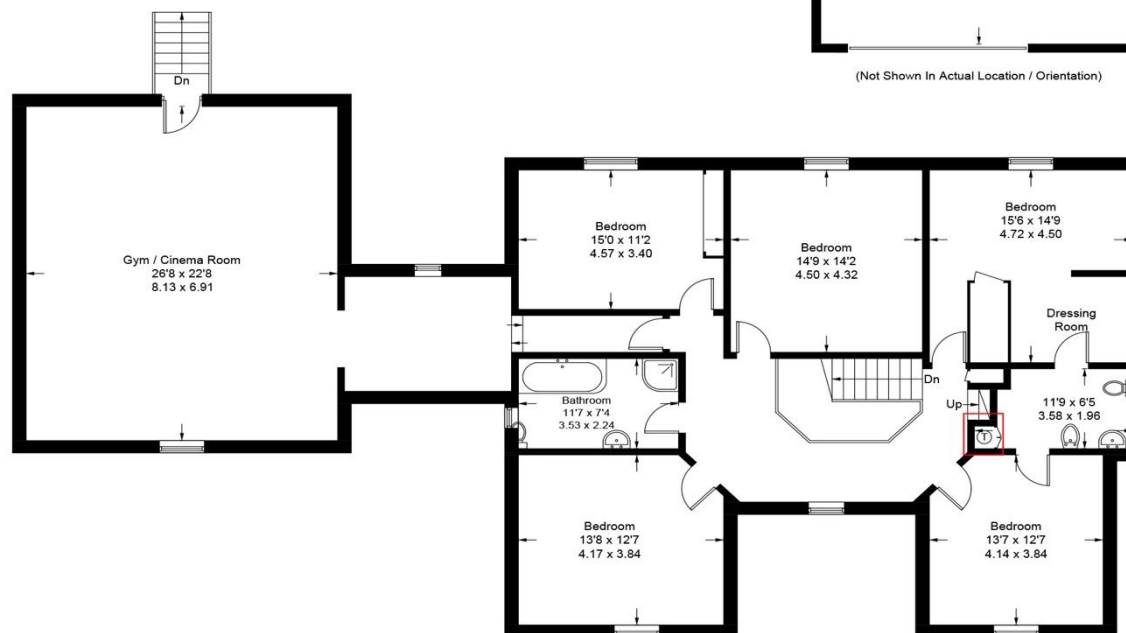
Second Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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

SPECIFICATION



GENERAL

- House and garage wall construction (two storey garage built to convert to fully insulated annexe)
- Standard cavity wall construction
- 100mm brick
- 50mm cavity
- 100mm Kingspan insulation
- 100mm block
- Plasterboard

HOUSE ROOF

- Pantile roof with waterproof membrane
- Purlin roof construction with attic room and velux windows
- 300mm Kingspan insulation
- 100mm Kingspan insulation between eaves
- 100mm Kingspan rigid insulation between rafters
- Plasterboard

GARAGE ROOF

- Pantile roof with insulation
- Steel vaulted roof construction
- Plasterboard

GENERAL

- Hardwood double glazed windows
- Hardwood doors and frames
- Viessman condensing boiler (5 years old)
- Hot water pressurised tank in attic with recirculation pump for added efficiency
- Thermostatic valves to all radiators generally
- LED spot lights to most area's with pendant lights in the main rooms and 2nd floor bedrooms
- Alarm system

INTERIOR

GROUND FLOOR

GENERAL

- Amtico flooring throughout with the exception of the dining room
- Oak veneered doors with padouk inlay
- Oak skirtings door frames and Architrave throughout

ENTRANCE PORCH

- Amtico flooring
- Oak skirtings door frames and Architrave throughout

RECEPTION HALL

- Amtico flooring
- Understairs storage
- Oak staircase

DRAWING ROOM

- Amtico flooring
- Limestone fireplace with wood burning stove
- French doors to terrace and gardens

DINING ROOM

- Patio doors to rear terrace and gardens
- Engineered Iroko wood flooring
- French doors to terrace and gardens

STUDY

- Bespoke fitted oak cabinetry and desk

SNUG

- Amtico flooring
- Double hardwood patio doors to rear terrace and garden

DINING KITCHEN

- Shaker style painted units with granite worksurfaces
- Central island with prep sink and waste disposal
- Built in Bosch dishwasher
- Integrated Bosch extract fan
- Smeg freestanding electric double oven with 6 no. gas rings
- Freestanding Bosch American style fridge freezer – can be left with the property
- Amtico slate style flooring
- Hansgrohe kitchen taps

UTILITY ROOM

- Range of units in solid oak with Iroko worktop
- Space for washer and dryer
- Built in Bosch undercounter freezer
- Viessman condensing boiler hidden in tall cupboard unit
- Villeroy & boch ceramic sink
- Hansgrohe tap

CLOAKROOM

- Jacob Delafon close couple wc
- Jacob Delafon large basin with mixer tap
- Amtico flooring
- Oak skirting door frames and architrave

FIRST FLOOR

- Carpets throughout all bedrooms
- Oak galleried landing
- Amtico floor
- Oak skirting door frames and architrave

BEDROOM 1

- Generous double with dressing room to Jack and Jill en-suite
- Storage

JACK & JILL EN-SUITE

- Villeroy & Boch wall hung wc
- Double Villeroy & Boch vanity unit with Hansgrohe taps
- Shower with Hansgrohe overhead drench shower and handrail
- Villeroy & Boch tiles

BEDROOMS 2, 3 and 5

- Generous doubles with fitted wardrobes and desk
- Bedroom 4 generous double

HOUSE BATHROOM

- Villeroy and Boch sanitaryware,
- Villeroy & Boch system wellness bath with relaxation and massage function.
- Large shower cubicle with Hansgrohe overhead, rail kit and body jets
- Villeroy & Boch tiles

Corridor leading to annex room over garage

GAMES ROOM/GYM

- Large room accessible from the house and with rear hardwood external staircase, providing separate access to the rear garden and hot tub area
- Plumbing installed for ensuite bathroom and or kitchenette – possible use for self contained annexe
- Vaulted ceiling

SECOND FLOOR

PRINCIPAL BEDROOM

- 3 no. Velux windows
- His and hers walk in wardrobes
- Storage with hot water tank

PRINCIPAL EN-SUITE

- Keuco twin vanity units and taps
- Villeroy & Boch system bath with massage jets and relaxation jets – back and rear jets.
- Wall hung Villeroy & Boch wc
- Large shower unit that doubles up as a stream room with Helo steam generator.
- Villeroy & Boch tiles

EXTERIOR

- External staircase leading to gym/games room used as separate access.
- Double door leading to rear gardens
- Gardeners WC with Villeroy and Boch sanitary ware and tiles
- Illuminated driveway for numerous vehicles – gated with large electric metal and cedar board gate and double Iroko hardwood gates
- Yorkshire stone kerbing around driveway
- Yorkshire stone gate pillars

LARGE DOUBLE GARAGE/WORKSHOP

- Electric garage door
- Double door leading to rear gardens
- Gardeners WC with Villeroy and Boch sanitary ware and tiles

REAR GARDENS AND GROUNDS

- Large stone flagged terrace
- Decking area
- BBQ area
- Bar area
- Enclosed kitchen garden with raised beds
- Small orchard
- Enclosed hot tub area.



GARDEN AND GROUNDS

The exterior of Brelade House is as impressive as its interior, offering a perfect balance of privacy, functionality, and space.

A gated in-and-out driveway with electronic entry enhances security and convenience, while a long private drive provides a grand approach and plentiful parking. A particularly notable feature is the expansive grass verge located on the approach to the property, which is included within the ownership.

The large detached garage provides excellent parking and storage, and is enhanced by a workshop and gardener's w.c. The exterior grounds are beautifully landscaped, with manicured lawns, mature trees, and carefully curated planting providing seasonal colour and privacy.

To the rear, the extensive garden unfolds into a peaceful green oasis with well-defined zones for dining, entertaining, and recreation. A generous stone terrace offers the perfect space for al fresco dining, overlooking sweeping lawns and established borders.

Further into the garden is a thoughtfully designed kitchen garden with raised beds, ideal for those keen on homegrown produce.

The grounds are both elegant and usable, providing an idyllic setting for family life and entertaining.





LOCATION

RIPON

Ripon is a charming and historic cathedral city located in the heart of North Yorkshire. Steeped in heritage, this picturesque city blends medieval character with modern conveniences, making it a highly desirable location for homebuyers seeking both tranquility and community. At the city's heart stands the magnificent Ripon Cathedral, a stunning example of Gothic architecture that has been a spiritual and architectural landmark for over 1,300 years. Its surrounding streets are filled with characterful properties, cobbled lanes, independent shops, and welcoming cafés, contributing to Ripon's enduring appeal.

The city offers an excellent quality of life, with a strong sense of community and a wide range of amenities. Families are particularly drawn to Ripon for its highly regarded schools, both primary and secondary. In particular, Ripon Grammar School. Commuters benefit from convenient transport links to Harrogate, Leeds, and York.

Just a short drive from the property lies one of North Yorkshire's most treasured landmarks — the UNESCO World Heritage Site of Studley Royal Park and Fountains Abbey. This breathtaking estate offers a unique blend of natural beauty, historic architecture, and serene landscapes, making it a prized asset for anyone living nearby. The 12th-century abbey ruins are among the best-preserved in England, set within a vast parkland of ornamental lakes, classical statues, and sweeping vistas. The adjoining Studley Royal Water Garden is a masterpiece of Georgian landscape design, providing peaceful walks, picnic spots, and seasonal displays that change with the year.

Living in such close proximity to this exceptional site offers more than just scenic value - it provides a lifestyle. Residents can enjoy daily strolls through ancient woodland, encounter free-roaming deer in the deer park, or attend one of the many cultural events hosted throughout the year.

Outdoor enthusiasts will appreciate the proximity to the Yorkshire Dales and Nidderdale Area of Outstanding Natural Beauty, both of which are just a short drive away. The town boasts a vibrant community spirit, evident in its numerous events and festivals that celebrate local talent, culture, and traditions. From music festivals to food fairs, there is always something exciting happening in Wetherby, fostering a sense of togetherness among its residents.

SPORTS AND RECREATION

Ripon offers a rich variety of sports and recreational facilities that cater to a wide range of interests and age groups, making it an ideal location for those seeking an active lifestyle.

At the heart of the city's fitness scene is the Ripon Leisure and Wellbeing Hub – The Jack Laugher Centre, located on Dallamires Lane.

This modern facility features a 25-metre, six-lane swimming pool, a 55-station gym equipped with state-of-the-art fitness equipment, as well as a sauna and steam room. It also offers a wide programme of fitness classes and is open seven days a week, providing flexibility for users with busy schedules.

For racket sports enthusiasts, Ripon Tennis Centre is a popular destination. The centre boasts two indoor courts, six outdoor floodlit courts, and two padel tennis courts, making it suitable for year-round play. In addition to tennis, the facility offers a well-equipped gym, an aerobics studio, and a licensed café/bar areas. Serving as both a community hub and a dedicated sporting venue.

Team sports are also well represented. Ripon Rugby Club, established in 1886, competes in the Counties 2 Yorkshire league and has a loyal local following. Football fans will find plenty to enjoy with Ripon City AFC, founded in 1898, which competes in the West Yorkshire League and supports men's, women's, and youth teams. For younger players, Ripon City Panthers Junior Football Club provides a nurturing and structured environment to develop football skills and sportsmanship.

Cricket also has a strong presence in the area. Ripon Cricket Club, one of the oldest in Yorkshire, fields multiple senior and junior teams and hosts matches at its historic ground on Studley Road.

Horse racing enthusiasts will appreciate Ripon Racecourse, known as the "Garden Racecourse" for its picturesque setting. With roots dating back to 1664, the venue continues to host a full calendar of flat racing, including the prestigious Great St. Wilfrid Stakes. For those who prefer the great outdoors, Ripon is surrounded by scenic countryside ideal for walking, cycling, and equestrian activities, offering residents a healthy balance of nature and activity.

Together, these amenities create a vibrant sports and recreation scene in Ripon, perfectly suited for individuals and families seeking both relaxation and active engagement in their local community.

EDUCATION

Ripon, North Yorkshire, offers high-quality educational options, encompassing both state and independent institutions that cater to a wide range of academic and pastoral needs.

At the forefront is Ripon Grammar School, a selective co-educational state school. It stands out as one of the few state-maintained boarding schools in the UK, offering both day and boarding options for students aged 11 to 18.

For families seeking a non-selective secondary education, Outwood Academy Ripon provides an excellent option. As part of the Outwood Grange Academies Trust, this academy caters to students aged 11 to 18 and has been rated 'Good' with 'Outstanding' personal development by Ofsted.

Primary education in Ripon is equally commendable. Ripon Cathedral Church of England Primary School is a voluntary aided school that emphasises a Christian ethos while delivering a broad and balanced curriculum. It has been rated 'Good' by Ofsted, reflecting its commitment to high educational standards. Similarly, Outwood Primary Academy for children aged 3 to 11.

TRANSPORT

Roads

Ripon enjoys excellent road connections, making it well positioned for both local commuting and access to major regional hubs. The city lies just a few miles from the A1(M), one of the UK's primary north-south motorways, which provides fast and direct routes to key destinations such as Leeds, York, and Newcastle to the north, and Harrogate, Wetherby, and further south toward London.

To the west, the A61 runs through Ripon, offering a scenic and convenient route to Harrogate and onward to Leeds, while also linking north toward Thirsk and the North York Moors. The A6108 connects Ripon with the Yorkshire Dales, making it an ideal base for those who enjoy countryside drives and weekend escapes.

Trains

Ripon is well connected by rail via several nearby stations. The closest is Thirsk Station, approximately 11 miles away, which offers direct services on the East Coast Main Line to major destinations including York, Leeds, London King's Cross, and Edinburgh. It's a popular choice for both commuters and long-distance travellers.

Harrogate Station, around 12 miles to the south, provides frequent connections to Leeds and York, making it ideal for regional commuting. For faster intercity travel, Northallerton Station, about 17 miles northeast of Ripon, also sits on the East Coast Main Line and offers express services to London, Newcastle, and Scotland.

Each of these stations is easily accessible by car or local bus services, giving Ripon residents excellent access to the national rail network despite the absence of a local station.

Airports

Ripon is well served by several nearby airports, offering residents convenient access to both domestic and international travel. The closest is Leeds Bradford Airport, just 23 miles to the south, which provides regular flights to key UK cities and popular European destinations, including Amsterdam, Dublin, and various Mediterranean hotspots.

Around 30 miles to the northeast, Teesside International Airport offers a growing selection of routes, including flights to London, Belfast, and select European locations. For long-haul travel, both Newcastle International Airport (approximately 60 miles north) and Manchester Airport (around 85 miles southwest) are easily accessible via the A1(M), providing comprehensive global connectivity.



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 C. 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) 5 miles, Thirsk 11 miles, Harrogate 11 miles, York 26 miles, Leeds 35 miles, (All mileages are approximate)

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