



## 20 THE OLD COLLEGE

STEVEN WAY | RIPON | NORTH YORKSHIRE | HG4 2TQ

*20 The Old College, is an impressive and beautifully appointed ground floor apartment situated within one of Ripon's most iconic Grade II listed buildings.*

*Set within immaculately maintained communal grounds, this elegant residence combines period grandeur with contemporary convenience, offering light-filled living in a tranquil and historic setting.*

*Boasting generous proportions throughout, the apartment features soaring high ceilings, large sash windows with plantation shutters, and a stunning open-plan living kitchen framing uninterrupted views across College lawns.*

*With two generous double bedrooms and two shower rooms, including an en-suite to the principal bedroom - this home offers both flexibility and privacy.*

*The property further benefits from a dedicated parking space and is ideally positioned just a short, level walk from Ripon's vibrant city centre, with its selection of shops, cafes, and cultural amenities.*

*Perfect for downsizers, professionals, or anyone seeking refined ground floor accommodation in a prestigious setting, this is a rare opportunity to own a truly special home in the heart of historic Ripon.*

## ACCOMMODATION

### INTERIOR

- Secure intercom entry
- Residents reception hall
- Hallway with storage
- Open plan living kitchen
- Principal bedroom with en-suite shower room
- Guest bedroom
- Shower room

### EXTERIOR

- Dedicated parking space
- Visitor parking
- Private residents terrace
- Communal parkland gardens and grounds

### ADDITIONAL INFORMATION

- Grade II listed
- Conservation area
- Council Tax Band C
- Leasehold 125 years start date 01/01/2004
- Current ground rent £125.00 pa reviewed Dec 2025
- Current service charge for building inc. insurance £2,637.00 pa
- Current service charge for communal grounds £290.00 pa

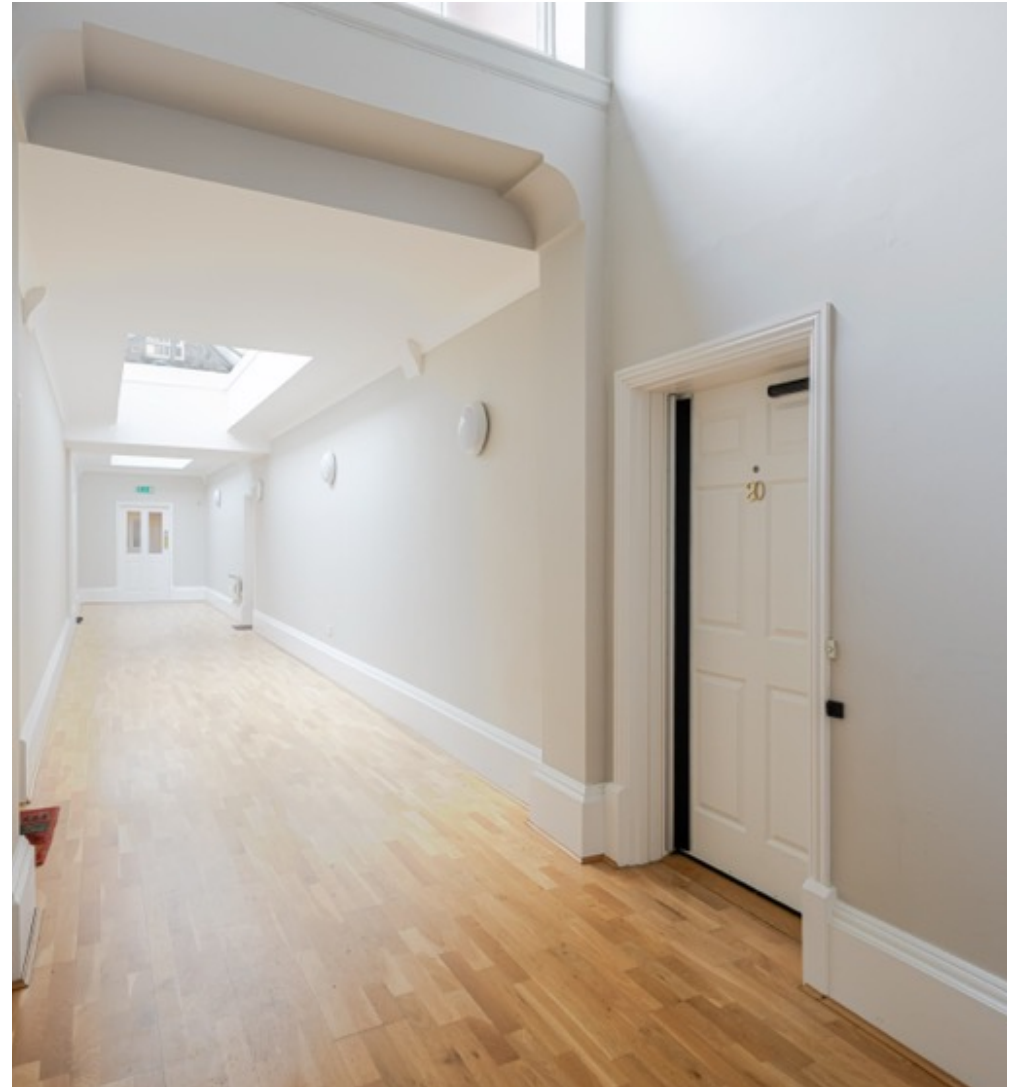




*Approached through an impressive stone archway and cloistered walkway, the entrance to 20 The Old College exudes grandeur and character. Historic brickwork, elegant stone columns, and a vaulted ceiling frame the view towards the sweeping College lawns beyond. A set of solid double doors, offers a safe and secure welcome into this prestigious residence.*

The communal areas of The Old College are presented to an exceptional standard, reflecting the building's historic elegance and period detailing. A wide and welcoming hallway with pale wood flooring and crisp white walls leads you toward Apartment 20. The space is naturally bright, with large rooflights and tall clerestory windows that flood the corridor with daylight.

The grand central staircase showcases beautiful wrought-iron balustrades and polished handrails, framed by large sash windows and high ceilings. These shared spaces are impeccably maintained, offering both character and a sense of prestige from the moment you step inside.







The open-plan living kitchen is a striking and impressive living space that captures the essence of the building's historic charm while delivering the comfort and functionality of modern design. Framed by magnificent full-height sash windows, the room is bathed in natural light and enjoys uninterrupted, panoramic views over the College lawns.

Soaring ceilings, decorative cornicing, and tall shuttered windows lend a sense of grandeur, while the neutral palette and wooden floors create a calm and inviting ambiance. The kitchen is well-equipped with a range of fitted cabinetry, appliances including electric oven and extractor fan, dishwasher and washing machine, all set under ample worktop space, thoughtfully laid out in a practical U-shaped configuration. Whether entertaining or relaxing, this space seamlessly adapts to suit a variety of lifestyles.



*The principal bedroom is a generous and quiet retreat, enhanced by the elegance of tall ceilings, soft neutral tones, and beautifully finished wooden flooring.*

*A large sash window draws in natural light while offering views over the gardens, complete with stylish plantation shutters and remote-controlled electric blinds for both privacy and comfort.*



*Adjoining the room is a modern en-suite shower room, tiled and fitted with a spacious glazed shower enclosure, pedestal basin, WC, and chrome heated towel rail, creating a smart and functional space with a clean, contemporary finish.*

*The apartment opens into a wide and welcoming reception hall, complete with oak flooring, tall skirtings, and high ceilings. Practical additions include a wall-mounted coat rack, voice intercom, and a discreet storage cupboard, all contributing to a functional yet stylish first impression.*

*The guest bedroom is filled with natural light from a tall sash window with plantation shutters and a remote-controlled electric blind. Elegant architectural details including central columns and deep skirting boards enhance the space.*

*Accessed from the reception hall is the principal bathroom, finished in neutral tones with tiled walls and flooring, and fitted with a large walk-in shower, pedestal basin, and WC. Recessed lighting and a clean, modern finish complete this well-appointed space.*



## 20 The Old College, Steven Way, Ripon, HG4 2TQ

Approximate Gross Internal Area = 963 sq ft / 89.5 sq m



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



## SETTING

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*Set within the beautifully landscaped grounds of this prestigious former college, 20 The Old College enjoys a prime position within one of Ripon's most iconic and historically significant buildings.*

*The red brick façade, tall sash windows, and classical architectural features reflect the grandeur of the Grade II listed structure, while the extensive communal lawns and elegant stone terraces offer a peaceful and picturesque setting. The wide stone terrace directly in front of the building is private and reserved exclusively for residents' use, providing a tranquil spot to sit and enjoy the outlook over the beautifully maintained grounds.*

*Mature trees and manicured planting surround the building, enhancing the feeling of space, seclusion, and timeless elegance.*

*Despite its tranquil parkland surroundings, the property is just a short and level walk into Ripon's city centre. Residents can easily access a wide range of amenities, including independent shops, cafes, restaurants, and supermarkets, as well as cultural landmarks such as Ripon Cathedral and the historic market square.*

*The combination of heritage, green space, and urban convenience makes 20 The Old College an ideal base for relaxed yet connected living.*









# 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. surroundings. 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.

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.

## TRANSPORT LINKS

### Road Networks

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.

### Airport

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. Thermostatic electric radiators.

**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 leasehold with vacant possession upon completion.

**Mileages:** Ripon centre 0.5 miles, A1(M) 7 miles, Harrogate 11 miles, Thirsk 15 miles, York 26 miles (All mileages are approximate)

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Buchanan Mitchell  
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents  
5 Foundry Yard New Row Boroughbridge York YO51 9AX  
01423 360055 | [Info@buchananmitchell.com](mailto:Info@buchananmitchell.com)  
[www.buchananmitchell.com](http://www.buchananmitchell.com)

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