



THE WOOD HOUSE

LITTLETHORPE | RIPON | NORTH YORKSHIRE | HG4 3LU

The Wood House is a delightful and generously proportioned Grade II listed residence, available immediately for rental. Nestled within the picturesque grounds of Thorpe Lodge on the edge of the sought-after village of Littlethorpe, the property enjoys an enviable position just minutes from the historic cathedral city of Ripon.

This lovely country residence combines period charm with modern comfort, featuring elegant sash windows, high ceilings and elegant proportions. The spacious interiors provide versatile living accommodation, ideal for families or professionals seeking a tranquil home with character.

Outside, the private garden is a particular highlight - an expansive, lawned area framed by mature trees, flowering borders, and a stone terrace, perfect for outdoor dining and entertaining. The setting is both peaceful and secure, offering a rare sense of seclusion. Parking is provided for three cars.

Located within walking distance of scenic countryside, canal paths, and the village's historic heart, and only a short drive to Ripon's amenities, The Wood House offers the perfect blend of rural serenity and convenient access to schools, shops, and transport links.

This is a rare opportunity to reside in a characterful home in one of North Yorkshire's most desirable locations.

ACCOMMODATION

GROUND FLOOR

- Breakfast kitchen
- Dining hall
- Drawing room
- Snug
- Cloakroom

LOWER GROUND FLOOR

- Cellars

FIRST FLOOR

- Light and spacious landing
- Principal bedroom with en-suite bathroom
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- Single bedroom/Study
- House bathroom

EXTERIOR

- Private parking for up to three cars
- Enclosed lawned gardens

Available for immediate occupation

Viewing: Strictly by prior appointment through Buchanan Mitchell

Monthly Rental: £2,750 per calendar month

Deposit: £2,750 (to be held in a deposit protection scheme)

Please note that the property will be let Unfurnished

Tenancy Minimum Term 12 months

Client Protection Money: RICS

Buchanan Mitchell are members of the Property Redress Scheme

GROUND FLOOR

The property is entered through an impressive dining hall. The room is centred around a striking original cast-iron range with open fire, framed by a substantial stone hearth and aged timber lintel. High ceilings and generous proportions give the room a sense of airiness, while large sash windows invite natural light. The original red quarry tile flooring adds rustic charm and a sense of authenticity, further enhanced by the traditional pendant lantern overhead. This inviting room serves as a versatile hub

- ideal for relaxed family dining, entertaining, or simply enjoying the warmth of the fire in a setting that blends period character with timeless elegance.





The dual-aspect drawing room is an elegant, light-filled space that beautifully showcases the property's period character. Generously proportioned with high ceilings, it offers a sense of grandeur while remaining warm and welcoming. A large sash window floods the room with natural light and provides lovely views over the garden, enhancing the room's serene ambiance. At its heart is a cast-iron stove set within a painted fireplace surround - ideal for creating a cosy focal point on winter evenings. The neutral décor and newly laid carpeting provide a calm and versatile backdrop, easily adapted to any interior style. Finished with a central chandelier, the room offers refined comfort and is ideally suited for both formal entertaining and everyday relaxation.

The spacious breakfast kitchen is perfectly suited for both everyday family life and relaxed entertaining. This bright, dual-aspect room is finished with striking black and white checkerboard flooring. The kitchen is fitted with an extensive range of contemporary wooden cabinetry and granite-effect worktops, offering ample storage and preparation space. Integrated appliances include a dishwasher, large range-style oven with extractor, with plumbing and space for additional appliances as needed.

A generous window over the sink frames views of the garden, filling the space with natural light. The open layout easily accommodates a dining table or informal seating area, making it a true hub of the home. Clean lines, practical surfaces, and a classic palette give this kitchen a smart yet welcoming feel.



A versatile informal family room or snug—a warm and inviting space ideal for relaxed living or as a children's playroom or home office. With large windows, neutral décor, and light wood flooring, it enjoys plenty of daylight and offers a quiet retreat from the main living areas. An original chimney breast alcove adds character and potential for further furnishing.

The rear hallway offers a practical and elegant transition space, featuring a full wall of fitted cupboards for excellent storage, perfect for coats, boots, and household essentials. Decorative plaster cornicing and original timber flooring lend period charm, while a row of hooks and glazed double doors opening to the garden ensure functionality and natural light. This area also leads conveniently to a ground-floor cloakroom.

Completing the practicality of the ground floor, a set of stone steps descends to large, dry cellars, offering excellent storage such as a wine cellar or utility area.



FIRST FLOOR

A painted timber staircase leads gracefully to the first floor, opening onto a light and spacious landing that connects the bedroom accommodation. This inviting space is bathed in natural light thanks to large sash windows that offer pleasant views over the adjacent courtyard.

The landing's generous proportions and soft neutral palette create a calm and airy atmosphere.

With access to all principal bedrooms and bathrooms, the landing functions as a practical circulation space.

Its understated elegance echoes the period charm seen throughout the property, enhanced by high ceilings, original detailing, and quality finishes.





The principal bedroom is a generously proportioned and quiet retreat, offering both comfort and elegance. Dual-aspect sash windows flood the room with natural light and frame views of the surrounding mature gardens. Finished in soft, neutral tones and newly carpeted, the room exudes calm and space, ideal for restful living. Built-in storage is neatly integrated, providing practical storage.

Adjoining the bedroom is a spacious en-suite bathroom, full of character and charm. It features a striking combination of patterned floor tiles, half-height timber panelling, and stylish fittings. A glazed shower enclosure sits alongside a full-size panelled bath positioned beneath a picture window. Twin ceramic sinks rest on bespoke tiled countertops. The room is both practical and well finished - blending modern convenience with period charm.



In addition to the principal suite, The Wood House offers a spacious and comfortable guest bedroom complete with its own en-suite shower room. This light-filled room enjoys a tranquil garden outlook and provides visitors with privacy and convenience, thanks to the neatly appointed en suite fitted with modern fixtures and warm neutral tiling.

There are two further generous double bedrooms, both beautifully presented with large sash windows, high ceilings, and ample space for freestanding or built-in furniture. Each offers a peaceful and adaptable space, suitable for family use or guests.

A fifth bedroom - ideal as a nursery, study, or dressing room—adds further versatility to the layout.

Completing the upper floor is a recently upgraded house bathroom, designed with classic styling and modern comfort.

EXTERIOR

The Wood House sits within a picturesque setting within the grounds of Thorpe Lodge, accessed via a long private driveway flanked by mature woodland and fringed with cow parsley, creating a delightful approach. As you arrive through the impressive stone-pillared gateway, the lane curves right toward the house, opening up to reveal this charming period home tucked into a leafy, secluded plot.

The garden adjoining the house is beautifully established and predominantly laid to lawn, with well-stocked borders, flowering shrubs, and mature specimen trees. A generous stone paved terrace provides an ideal space for outdoor dining and entertaining, perfectly positioned to enjoy views over the garden and woodland beyond.

The exterior of the property exudes traditional character, with its white-painted stone walls and stone slate roof, blending harmoniously with its rural surroundings. From every angle, the house is embraced by greenery, giving a real sense of seclusion and escape, while still being accessible.

A gravel parking area provides space for three cars.







LOCATION

LITTLETHORPE

Littlethorpe is a charming village just south of Ripon, known for its historical roots, scenic countryside, and strong community spirit. With Viking origins and a mention in the Domesday Book, it grew in the 19th century as a desirable residence for Ripon's affluent citizens. The village features notable architecture, St Michael and All Angels' Church. The village offers a peaceful rural lifestyle with easy access to Ripon's amenities and the nearby canal, making it a picturesque and well-connected place to live.

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.

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.

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 (within catchment), 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.



Services: Mains electricity, water and private drainage. Oil fired central heating.

Energy Performance Certificate: Rating E. Full copy of the energy performance certificate is available upon request.

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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