



The Raikes

Azerley, Ripon, HG4 3DT

A DESIRABLE RESIDENTIAL SMALLHOLDING EXTENDING TO APPROXIMATELY 24.33 ACRES IN A SOUGHT-AFTER LOCATION

- Detached Two Bedroom Bungalow in Need of Modernisation
- Spacious Accommodation with Attached Garage
- Private Driveway & Parking Area
- Wrap Around Gardens
- Range of Traditional Farm Buildings
- Sought-After and Accessible Location
- 24.33 Acres with Roadside Frontage
- Guide Price £550,000

SITUATION

Kirkby Malzeard 1.6 miles. Grewelthorpe 1.7 miles. Ripon 4.8 miles. Masham 5 miles. Bedale 11 miles. Thirsk 17 miles. Harrogate 16 miles. (All Distances are Approximate).

The property is attractively situated on a generous plot between the rural villages of Azerley and Grewelthorpe. Grewelthorpe is conveniently positioned between the popular market town of Masham and the historic cathedral city of Ripon, both of which offer a good range of shops, amenities and recreational facilities.

It is also well placed in relation to the market towns of Thirsk, Northallerton and Bedale. Mainline railway stations can be found at both Thirsk and Northallerton, providing regular services on the East Coast Main Line, including direct connections to London King's Cross.

The property enjoys direct frontage onto Main Street Road.

DESCRIPTION

The Raikes comprises an attractive two-bedroom detached bungalow set within mature gardens, together with a useful range of agricultural buildings, approximately 23.99 acres of permanent grassland and 0.34 acres of woodland.

The bungalow would benefit from a programme of refurbishment and modernisation throughout, providing an excellent opportunity for a purchaser to create a superb rural home to their own specification.



The accommodation is entered via the entrance porch, which opens into a useful utility room and onwards into the generously proportioned living accommodation. The kitchen is fitted with a range of wall and base units and offers ample space for a dining table.

Across the hallway are two well-proportioned reception rooms. The sitting room features an open fire, whilst the second reception room lends itself well to use as a formal dining room and benefits from sliding patio doors opening directly onto the garden.

Further along the hallway are two generously sized double bedrooms, one of which benefits from dual-aspect windows. The bathroom comprises a bath, separate shower, WC, wash hand basin and airing cupboard.

Externally, The Raikes is set within an attractive plot extending in total to approximately 24.33 acres, including mature wraparound gardens. The property benefits from a useful range of farm buildings, including a three-bay steel-framed barn measuring approximately 29 ft x 43 ft, together with a five-bay steel-framed livestock building measuring approximately 72 ft x 40 ft, incorporating a small lean-to storage area.

The land extends to approximately 23.99 acres of permanent grassland, together with approximately 0.34 acres of woodland, providing an attractive rural setting and making the property particularly well suited to those with agricultural, equestrian or amenity interests. The land is classified as Grade 3 on the Agricultural Land Classification Map and benefits from its own roadside frontage, providing convenient access.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Tele: 01677 425950 or 01969 622800

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing. In making an offer, please kindly confirm whether your offer is a cash offer or whether it is subject to selling a property, and whether you will require a mortgage.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser, it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

EASEMENTS, RIGHTS OF WAY, WAYLEAVES & RESTRICTIVE COVENANTS

The property is sold to and with the benefit of all rights of way, whether public or private, light, water, drainage, sewage, support and easements and other restrictive covenants, existing and proposed wayleaves for masts, pylons, stays, cables, drains, water, gas and other pipes whether mentioned in these particulars or not.

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

The property is Freehold and vacant possession will be given upon completion.

COUNCIL TAX

Band E.

SERVICES

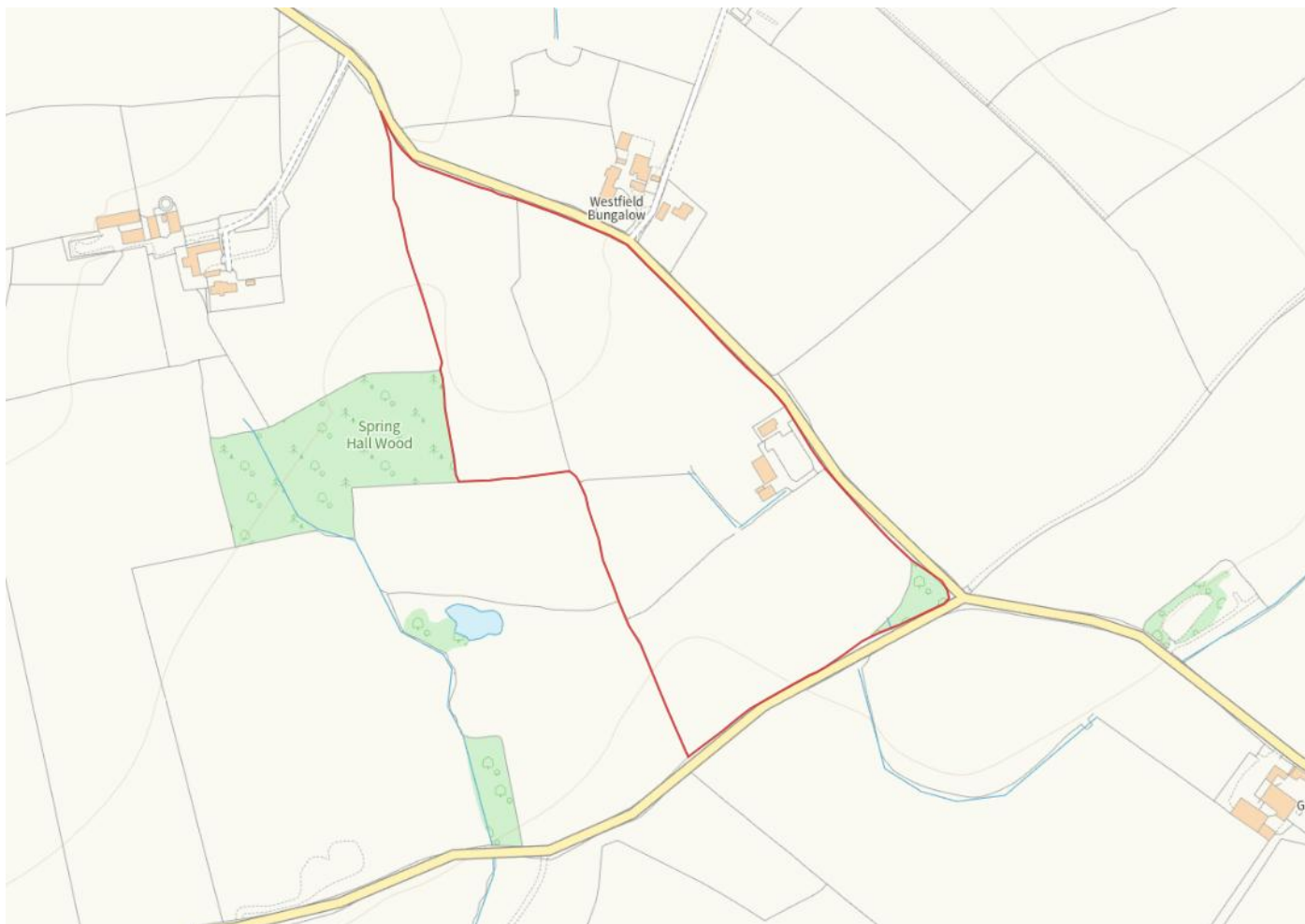
Spring water supply. Mains electricity. Septic tank. High speed broadband connection. It is understood that the Septic Tank is likely to not be compliant. There has not been a survey undertaken.

PLANNING

Confirmation of the historic planning position is currently awaited from the Local Planning Authority.

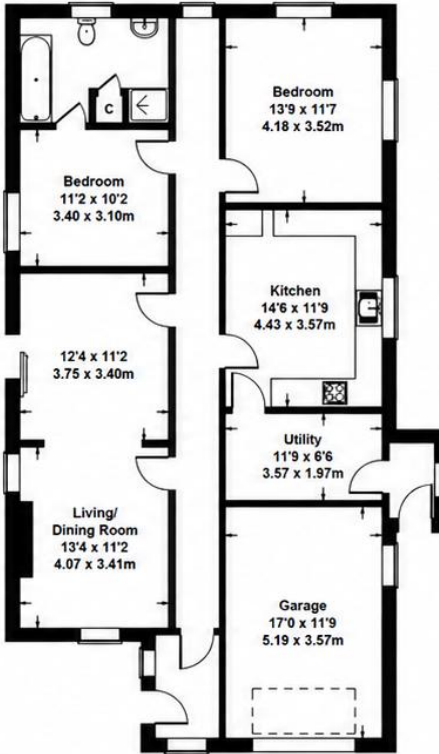
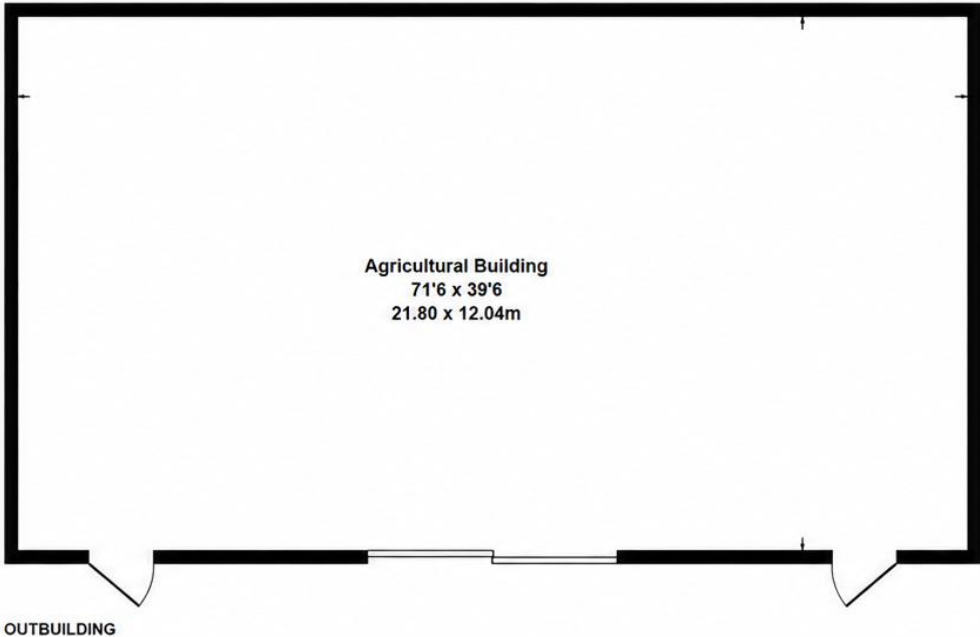
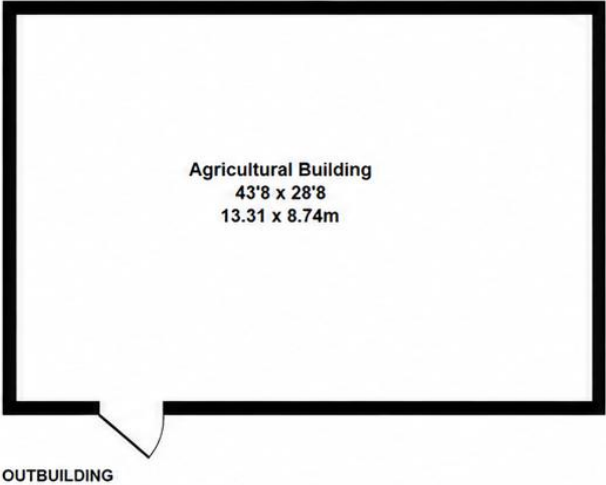
LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780.



The Raikes, Grewelthorpe, Ripon, HG4 3DT

Approximate gross internal area
House 128 sq m - 1378 sq ft
Outbuilding 378 sq m - 4069 sq ft
Total 506 sq m - 5447 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

