



# GOOSEBERRY FARM

KIRKBY ROAD | RIPON | NORTH YORKSHIRE | HG4 2RF

*Located within open countryside on the edge of the cathedral city of Ripon, Gooseberry Farm is an attractive and versatile Grade II listed smallholding extending to approximately 2.8 acres. The property enjoys a semi-rural setting with far-reaching views, while remaining conveniently close to the amenities of the city, and has been restored and extended in recent years by the current owner.*

*The farmhouse is complemented by beautifully maintained gardens and grounds, with expansive lawns and mature trees creating an appealing and private setting. Beyond, enclosed paddocks provide excellent scope for equestrian or smallholding use, one of which features a natural pond.*

*An excellent range of outbuildings, including barns, stabling and agricultural buildings, adds significant versatility and potential.*

*In addition, an adjoining self-contained annexe plus a separate link-detached cottage offer flexible accommodation ideal for multi-generational living, guest use or income potential.*

*Overall, Gooseberry Farm presents a rare opportunity to acquire a highly adaptable rural property in a sought-after location.*

## **ACCOMMODATION**

### **FARMHOUSE - Ground Floor**

- Entrance porch
- Sitting room
- Snug
- Kitchen
- Utility room
- Study
- Cloakroom

### **First Floor**

- Principal bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom

### **Adjoining Annexe**

- Entrance hall/dining area
- Sitting room
- Kitchen
- Bedroom
- Shower room

### **The Wheel House - Ground Floor**

- Open plan living room and dining kitchen
- Bedroom
- Study
- Bathroom

### **First Floor**

- Principal bedroom

## **BARN, GARAGING AND AGRICULTURAL BUILDINGS**

- Garaging
- Workshop
- Middle barn
- New barn
- Tractor shed with gardeners wc
- Stables
- Car port

## **GARDENS AND GROUNDS**

- Established gardens and grounds
- Post and rail paddock land





*The principal sitting room is a particularly spacious and welcoming reception room, combining character features with a comfortable, practical layout. A striking brick fireplace with a wood burning stove provides an attractive focal point, while exposed beams and an arched timber door add to the property's charm and sense of character. The room benefits from excellent natural light from its dual aspect, creating a bright and airy feel throughout. Its generous proportions allow for clearly defined seating areas, making it well suited to both relaxed family living and entertaining.*

*A separate study/home office is accessed via the sitting room, offering a quiet and private space ideal for home working.*

*The snug provides an informal and cosy second reception space. Featuring exposed ceiling beams and a pleasant outlook across the surrounding grounds, the room has a warm and inviting atmosphere. A recessed fireplace and built-in shelving enhance the character, while the proportions lend themselves well to use as a television room, reading room or comfortable retreat away from the main living areas.*





*The dining kitchen is a bright and sociable space, ideally suited to both everyday family living and entertaining. A striking brick inglenook fireplace forms an impressive focal point, housing a gas-fired Aga which adds both warmth and character while providing a practical cooking solution. The kitchen is fitted with a range of light-coloured cabinetry and complementary work surfaces, incorporating an induction hob with extractor fan, integrated fridge/freezer and dishwasher. There is ample storage and preparation space, together with room for a family dining table positioned to enjoy views over the surrounding grounds. Natural light from the windows enhances the room's welcoming and airy atmosphere.*

*Adjoining the kitchen, the utility room provides a useful and well-equipped ancillary space, fitted with additional cabinetry, worktops and space for white goods. With its own external door, it offers convenient access to the outside, making it ideal for managing day-to-day household tasks, particularly in a rural setting, while helping to keep the main kitchen both practical and uncluttered.*



*The principal bedroom is a generously proportioned double room, enjoying a pleasant outlook over the surrounding grounds. The space is both comfortable and well arranged, with ample room for freestanding furniture, while a full wall of fitted wardrobes provides extensive and practical storage. The neutral décor creates a calm and restful environment, well suited to a principal suite.*

*The en-suite shower room is well appointed with white sanitary ware, comprising a large shower enclosure, wash hand basin and WC. Finished in a clean and modern style, it offers a smart and functional addition to the bedroom.*



Within the main dwelling are two well-proportioned guest bedrooms, both offering comfortable double accommodation. Each room enjoys a pleasant outlook over the surrounding grounds and provides ample space for freestanding furniture, making them well suited for family members or visiting guests. The neutral presentation enhances their versatility, allowing them to be easily adapted to a range of uses.

The house bathroom is generously sized and well appointed, fitted with white sanitary ware including a panelled bath, separate shower enclosure, pedestal wash hand basin and WC. Finished in a clean and modern style, the room also benefits from a heated towel rail and a practical layout, providing both comfort and convenience for everyday family living.



*Adjoining Self-Contained Annexe*



Adjoining the main dwelling, the self-contained annexe offers well-presented and versatile accommodation, ideal for multi-generational living, guest use or potential income generation.

The annexe is accessed via a bright garden room/entrance space, featuring attractive exposed stonework and glazed doors opening onto the courtyard, creating a welcoming transition into the accommodation. From here, the layout leads into a comfortable sitting room, providing a well-proportioned living space.

The kitchen is fitted with a range of contemporary units, complementary work surfaces and integrated appliances, offering a practical and functional cooking area.

The accommodation is completed by a double bedroom, together with a well-appointed shower room fitted with white sanitary ware, including a shower enclosure, wash hand basin and WC.

The annexe has been thoughtfully arranged to provide independence and privacy; however, it remains directly connected to the main dwelling and could, if desired, be easily incorporated back into the principal house to create additional living or bedroom space, depending on requirements.



## THE WHEEL HOUSE

*An attractive link-detached, cottage offers well-balanced and versatile accommodation, ideal for independent living, guest use or income potential.*

*Accessed from the courtyard, the property opens into a welcoming open-plan living space, incorporating a comfortable sitting area and a well-appointed dining kitchen. Fitted with a range of modern units and integrated appliances, the layout is well suited to everyday living, with a staircase rising to the first floor.*

*To the ground floor, there is a double bedroom, along with a study and a bathroom, offering flexibility for a variety of uses.*

*To the first floor, the principal bedroom is a particularly appealing feature, enjoying a characterful setting with exposed beams and rooflights, creating a sense of space and individuality. The room provides generous double accommodation with a pleasant outlook over the surrounding countryside.*

*Externally, the annexe benefits from its own outside sitting area and a small garden, providing a private and low-maintenance outdoor space.*

*The Wheel House is well suited to those seeking independent accommodation within the grounds, while remaining close to the main dwelling, enhancing the overall flexibility and appeal of the property.*

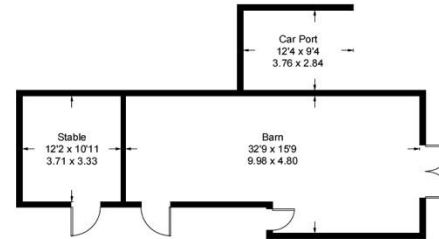




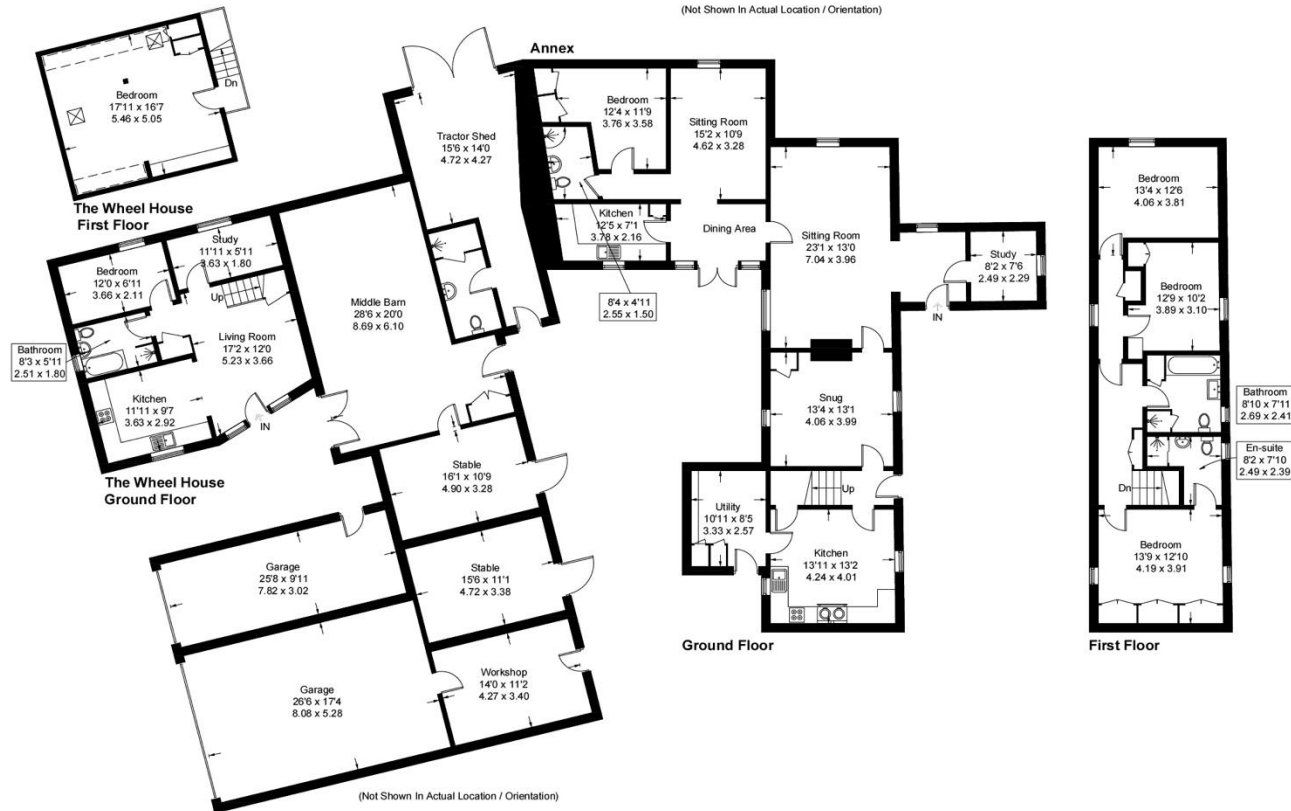
# Gooseberry Farm, Kirkby Road, Ripon, HG4 2RF



Approximate Gross Internal Area  
 Ground Floor = 1525 sq ft / 141.7 sq m  
 First Floor = 746 sq ft / 69.3 sq m  
 Outbuildings = 3596 sq ft / 334.1 sq m  
 Total = 5867 sq ft / 545.1 sq m  
 (Including Garage / Annexe & Excluding Carport)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

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







## Setting, Land & Outbuildings

*Occupying a delightful position on the fringe of Ripon, the property is bordered by open farmland and enjoys a peaceful, sheltered setting with far-reaching views across the surrounding countryside. Despite its rural feel, the convenience of the city remains close at hand, a combination that is rarely found.*

*Extending to approximately 2.8 acres, the grounds are well arranged, comprising formal gardens and neatly enclosed paddocks. The gardens are predominantly laid to lawn, interspersed with mature trees and enclosed by established boundaries, while the paddock land is well fenced and ideal for a variety of uses. A pond, situated within one of the paddocks, provides an attractive focal point and enhances the natural appeal of the setting.*

*Of particular note, is the excellent range of barns and outbuildings, which represent a significant asset to the property. These have been restored and maintained to an excellent standard by the current owner, offering both practicality and strong visual appeal. The modern agricultural-style barn provides extensive storage and workshop potential, while the stable block offers well-appointed facilities suited to equestrian use. Their positioning ensures ease of access and efficient day-to-day use, while remaining well integrated within the overall setting.*

*Properties offering such a well-balanced combination of land and high-quality outbuildings, all within such close proximity to a cathedral city, are increasingly rare. As such, the property presents an exceptional opportunity for those seeking a versatile lifestyle with both space and convenience.*

**PLEASE NOTE:** *The paddock extending to approximately 1.5 acres to the north-west of the property will be subject to an overage provision, whereby 25% of any uplift in value arising from the grant of planning permission (other than for agricultural or equestrian use) will be payable to the Vendor or their successors for a period of 25 years from completion. The overage will be triggered on implementation of planning permission or sale with the benefit of such consent.*





## LOCATION

The historic cathedral city of Ripon is a vibrant and welcoming hub, offering an excellent range of amenities to suit all lifestyles. Its bustling market square and characterful high street feature a mix of independent shops and well-known retailers, alongside a wide choice of cafés, restaurants and traditional pubs. Leisure provision is strong, with a modern leisure centre including a swimming pool, gym and fitness classes, as well as numerous local sports clubs covering cricket, rugby, football, tennis and golf.

One of Ripon's key attractions is its close connection to the outdoors, with attractive countryside and scenic walks easily accessible from the doorstep. Quiet lanes, riverside paths and surrounding green spaces make it ideal for walking, whether enjoying a short stroll into the city centre or longer rambles through the surrounding landscape.

At the heart of the city stands Ripon Cathedral, a magnificent Grade I listed landmark with origins dating back to the 7th century. Known for its Gothic architecture, intricate carvings and striking stained-glass windows, it remains a focal point for worship, concerts and community events throughout the year.

Nearby, the UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden offers a spectacular setting to explore. The dramatic abbey ruins sit within beautifully landscaped gardens of lakes, waterfalls and sweeping parkland, with the surrounding Studley Royal deer park home to herds of Red, Sika and Fallow deer.

Ripon's central location also provides easy access to some of Yorkshire's most popular destinations. The Yorkshire Dales National Park is within comfortable reach for outdoor pursuits, while the historic city of York and the elegant spa town of Harrogate are both readily accessible for shopping, dining and cultural attractions.

### 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.

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 offers a range of domestic and European flights.





**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 and water, private 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 Certificates:** Farmhouse C, Adjoining Annexe C, The Wheel House C. Full copies of the energy performance certificates are 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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