



PINFOLD HOUSE

SAWLEY | RIPON | NORTH YORKSHIRE | HG4 3EE

Pinfold House is a beautifully restored and extended period farmhouse, constructed in attractive mellow stone beneath traditional slate roofs and occupying an enviable rural setting surrounded by glorious open countryside. Sympathetically renovated and significantly improved by the current owner, the property combines timeless period character with high quality contemporary finishes designed for modern family living.

Enjoying far-reaching rural views, Pinfold House offers a wonderful sense of peace and seclusion whilst remaining highly accessible to nearby villages, Ripon, Harrogate and the wider road network. The property is complemented by landscaped gardens, generous gravelled parking and a detached stone-built double garage.

Internally, the accommodation is elegant and welcoming, retaining a wealth of period charm alongside skilfully designed contemporary additions, with large glazed openings creating an excellent connection to the gardens and surrounding landscape.

A particularly special feature of the property is the arrangement of the gardens, which have been designed to create three distinct outdoor spaces, each with its own individual character. Formal lawned gardens and paved terraces provide ideal areas for entertaining and relaxation, whilst more naturalistic sections blend beautifully into the surrounding countryside, creating a peaceful and highly private setting.

The surrounding land, includes part of the Skell Valley Project, a significant conservation and landscape initiative focused on protecting and enhancing the countryside surrounding the River Skell. Led by the National Trust in partnership with local organisations and landowners, the project promotes habitat restoration, biodiversity and sustainable land management. The initiative helps preserve the special rural character, tranquillity and natural beauty of the valley, ensuring the surrounding landscape remains protected and carefully managed for future generations.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Inner hall
- Open plan living kitchen
- Study
- Utility room
- Boot room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Guest bedroom with en-suite shower room
- Two further double bedrooms
- House bathroom
- Eaves storage
- Attic space

EXTERIOR

- Private gated driveway
- Ample off-road parking for several vehicles
- Detached double garage with adjoining plant room
- Original milking parlour
- Front garden
- Side garden
- Principal garden to rear
- Natural stone dining and entertaining terraces
- Garden store
- Stunning views

Reception Hall

The reception hall and inner hallway create an impressive introduction to Pinfold House, immediately reflecting the quality and character found throughout the property. Designed to link the principal ground floor accommodation, the space combines contemporary styling with a wealth of period charm, including exposed stonework, substantial timber beams and engineered oak flooring.

Bright and welcoming in atmosphere, the halls provide an excellent sense of flow through the house, with clean neutral décor enhancing both the natural light and the architectural features.

Deep-set openings and exposed stone walls offer a reminder of the property's heritage, whilst the generous proportions create a practical and elegant connecting space between the reception rooms.

The combination of natural materials, soft contemporary finishes and retained original features establishes a warm and inviting feel, setting the tone for the beautifully restored accommodation beyond.





Sitting Room

The sitting room is a beautifully proportioned and atmospheric reception space, combining period character with a warm and welcoming feel. Exposed stonework and original timber beams create an immediate sense of charm and authenticity, whilst the generous proportions and thoughtful layout provide an excellent everyday living and entertaining space.

A particularly striking feature is the impressive full-height stone fireplace housing a wood burning stove, forming a superb focal point to the room and enhancing the cosy yet elegant atmosphere. The vaulted ceiling to one section of the room further adds to the feeling of space and character, complemented by exposed stone pillars and attractive architectural detailing throughout.

Natural light floods into the room through windows overlooking the gardens together with glazed doors opening directly onto the side terrace and garden, creating an excellent connection between the interior and outdoor living spaces.

The overall finish is both stylish and relaxed, successfully blending contemporary comfort with the timeless appeal of this beautifully restored farmhouse.





OPEN PLAN LIVING KITCHEN

The magnificent open-plan living kitchen forms the true heart of Pinfold House and is an exceptional contemporary family space, beautifully designed for both everyday living and entertaining on a larger scale. Thoughtfully extended and reconfigured by the current owner, the room combines sleek modern styling with a superb sense of light and space, whilst taking full advantage of the spectacular countryside setting through expansive aluminium sliding doors opening directly onto the terrace and gardens beyond.

The kitchen itself is particularly impressive, centred around a substantial island unit which provides extensive preparation space, integrated storage and informal seating, creating a natural focal point for the room. Painted shaker-style cabinetry is complemented by polished granite work surfaces and a comprehensive range of integrated appliances including a Siemens induction hob and twin Siemens electric ovens. A generously proportioned walk-in pantry further enhances the practicality of the space, providing excellent additional storage discreetly positioned away from the main kitchen area.

Large-format Lapacida porcelain tiling extends throughout and benefits from underfloor heating, adding both comfort and a refined contemporary finish. Bespoke pendant lighting by Glow Lighting of Ripon creates a striking design feature above the island and dining area, enhancing the room's contemporary aesthetic and atmosphere.

Beyond the kitchen, the open-plan arrangement flows seamlessly into generous dining and seating areas, creating a sociable environment perfectly suited to modern family life. The dining area is positioned directly alongside the full-width glazing, allowing uninterrupted enjoyment of the outstanding rural views and creating an exceptional connection between the interior and surrounding landscape. During warmer months, the aluminium sliding doors open the room beautifully onto the terrace, allowing indoor and outdoor entertaining spaces to combine effortlessly.

Overall, the space has been exceptionally well designed to balance practicality with contemporary elegance, resulting in a stunning family kitchen and living environment that sits perfectly within this beautifully restored farmhouse.



DINING ROOM

The dining room is a wonderfully atmospheric reception space, combining the character and charm of the original farmhouse with tasteful contemporary styling. Rich in period detail, the room features exposed stone walls, original ceiling beams and engineered oak flooring, creating a warm and inviting setting ideally suited to both formal dining and relaxed family gatherings. A wood burning stove is fitted within the original stone fire surround, forming an attractive focal point and adding both warmth and character to the room.

Original display niches add further character and individuality, whilst a charming window seat provides an attractive spot from which to enjoy views across the gardens. A useful built-in storage cupboard further enhances the practicality of the room.

The generous proportions easily accommodate a large dining table, making the room particularly well suited for entertaining. The dining room also connects seamlessly with the adjoining reception areas and kitchen, providing an excellent flow throughout the ground floor whilst retaining a cosy and intimate atmosphere in keeping with the age and character of the property.





STUDY

Situated off the reception hall, the study provides a versatile and well-proportioned space, ideally suited for home working, reading or hobbies. Enjoying pleasant views over the gardens, the room is both light and peaceful, with ample space for office furniture and shelving, making it an excellent practical addition to the accommodation.



UTILITY AREAS

The rear hall provides a useful secondary entrance to the house and connects seamlessly to both the utility room and separate boot room. Fitted with Lapacida tiled flooring with underfloor heating, this area has been designed with practicality in mind for day-to-day family living.

The utility room is fitted with contemporary cabinetry, complementary work surfaces and space for laundry appliances, together with a sink and additional storage.

A separate boot room, ideal for coats, footwear and outdoor equipment, further enhances the practicality of the property whilst keeping the main living areas organised and clutter free.

Pinfold House, Sawley, Ripon, North Yorkshire, HG4 3EE

Approximate Gross Internal Area
 Ground Floor = 1511 sq ft / 140.4 sq m
 First Floor = 971 sq ft / 90.2 sq m
 Outbuildings = 542 sq ft / 50.4 sq m
 Total = 3024 sq ft / 281.0 sq m

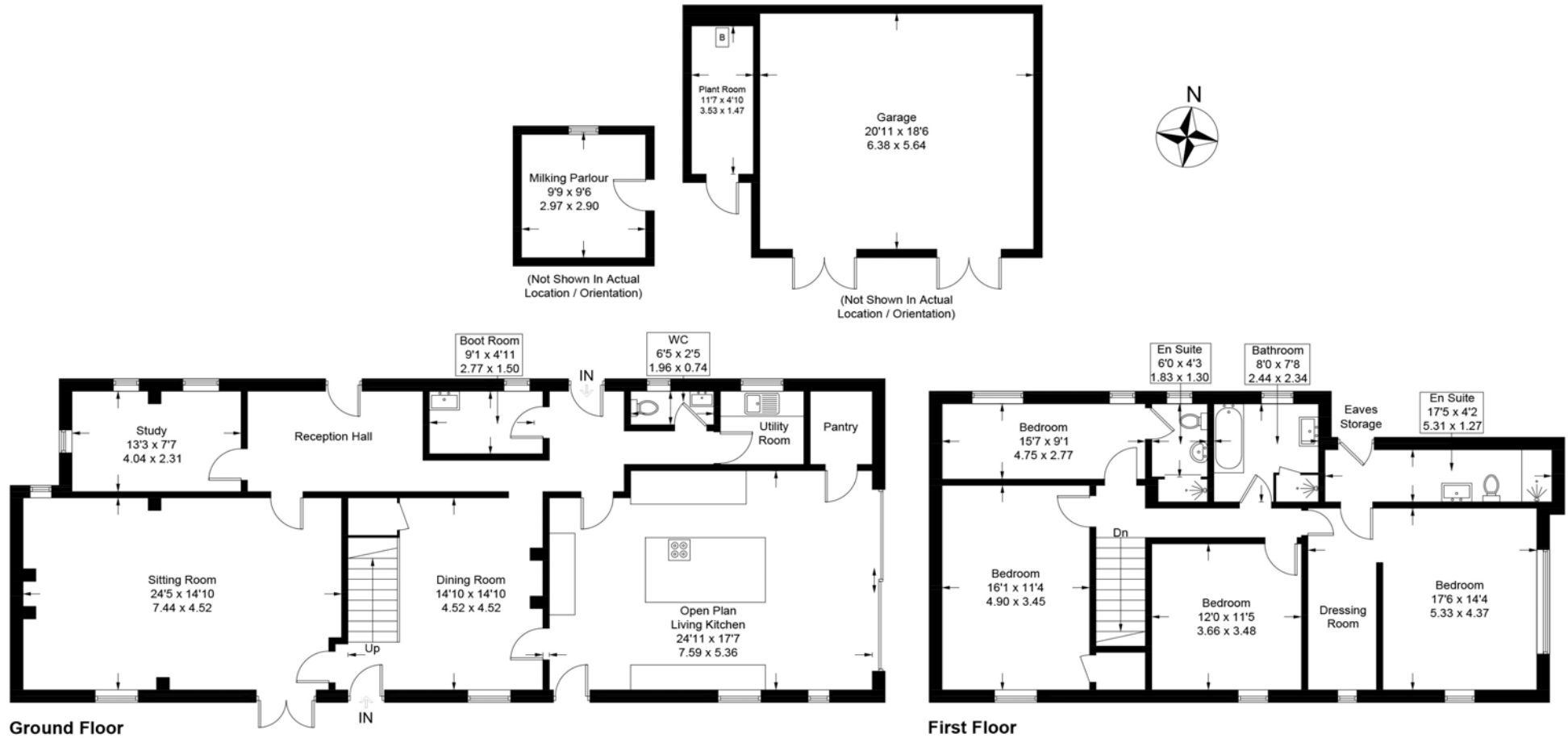


Illustration for identification purposes only, measurements are approximate, not to scale.



PRINCIPAL SUITE

The principal bedroom is a well proportioned and light-filled double bedroom, enjoying an attractive dual aspect with delightful views across the garden and surrounding countryside. The room offers a calm and relaxing atmosphere, enhanced by soft neutral décor, recessed lighting and ample space for freestanding furniture, creating an elegant and comfortable principal suite.

Adjoining the bedroom is a useful dressing room, fitted with extensive hanging space and storage, together with a window providing natural light and pleasant outlooks. The arrangement creates an excellent degree of practicality whilst complementing the principal bedroom accommodation perfectly.

The en-suite wet room has been stylishly appointed in a contemporary aesthetic, fitted with large format tiling, electric underfloor heating, a walk-in rainfall shower, floating vanity unit with wash basin, illuminated mirror/cabinet, concealed cistern WC and heated towel rail. A roof light floods the room with natural light, whilst the clean modern finish creates a luxurious spa-like feel.

The en-suite also benefits from access to generous eaves storage, providing additional practicality.

VIEWS FROM PRINCIPAL SUITE



GUEST SUITE

The guest bedroom suite provides an excellent secondary bedroom arrangement, ideally suited for visiting family and friends. The bedroom itself is a generous and beautifully presented double room, featuring a characterful exposed stone wall finished in crisp white, adding texture and charm whilst complementing the light and contemporary styling of the room. Recessed lighting, soft neutral décor and a pleasant aspect with views across the gardens and countryside combine to create a bright yet restful atmosphere.

Adjoining the bedroom is a stylishly appointed en-suite shower room, fitted with contemporary large format tiling, underfloor heating, a walk-in rainfall shower with glazed screen, vanity unit with wash basin, concealed cistern WC, illuminated mirror and heated towel rail, all finished to a high specification. Together, the accommodation forms a comfortable and well-designed guest suite, perfectly suited for modern family living.



TWO FURTHER DOUBLE BEDROOMS

There are two further generously proportioned double bedrooms, both beautifully presented and enjoying attractive outlooks across the principal gardens and surrounding open countryside. Each room offers excellent natural light together with a calm and relaxing atmosphere, enhanced by soft neutral décor, recessed lighting and characterful exposed beams which add warmth and individuality.

Both bedrooms are well-sized and provide ample space for freestanding furniture, making them ideal for family accommodation or guests alike. Both rooms have been fitted with acoustic matting, providing enhanced sound insulation and contributing to the peaceful feel throughout the first-floor accommodation.



HOUSE BATHROOM

The house bathroom has been beautifully appointed in a contemporary style, fitted with white sanitary ware including a panelled bath, walk-in rainfall shower, floating wash basin vanity unit and concealed cistern WC. Large format porcelain tiling and electric underfloor heating create a sleek and luxurious feel, complemented by a chrome heated towel rail and illuminated mirror.

A large window provides excellent natural light whilst also enjoying attractive views across the surrounding gardens and countryside.



LOCATION



SAWLEY

Nestled in the beautiful rolling countryside of Nidderdale, the charming village of Sawley is one of North Yorkshire's most picturesque and sought-after rural villages. Located approximately four miles west of Ripon and close to the UNESCO World Heritage Site of Fountains Abbey, Sawley enjoys an idyllic setting surrounded by open countryside, woodland and far-reaching views.

The village is renowned for its attractive period houses, strong sense of community and peaceful atmosphere, whilst still offering excellent accessibility to Ripon, Harrogate and the wider Yorkshire Dales. At the heart of the village is the popular The Sawley Arms, together with a historic village hall and methodist church, all contributing to the village's welcoming and traditional character.

Sawley lies within the Nidderdale National Landscape (formerly the Nidderdale Area of Outstanding Natural Beauty), an area celebrated for its outstanding scenery, walking routes and outdoor pursuits. The surrounding countryside provides immediate access to beautiful footpaths, cycling routes and some of Yorkshire's finest landscapes, whilst nearby attractions including Brimham Rocks and Fountains Abbey further enhance the area's appeal.

RIPON

The historic cathedral city of Ripon lies just a short drive to the east of Sawley and provides an excellent range of amenities and services. Renowned for its magnificent cathedral, elegant market square and rich heritage, Ripon offers an attractive blend of traditional charm and modern convenience. The city provides a wide selection of independent shops, restaurants, cafés and supermarkets together with excellent schooling, including the highly regarded Ripon Grammar School.

Ripon also offers a variety of recreational and cultural facilities, including a racecourse, leisure centre and regular markets and events throughout the year.

HARROGATE

The elegant spa town of Harrogate offers a vibrant contrast to the tranquillity of village life. Renowned for its tree-lined avenues, beautiful parks, and historic architecture, Harrogate provides an exceptional range of shopping,

dining, and cultural experiences.

Its blend of independent boutiques, award-winning restaurants, and classic tearooms - including the famous Bettys Café - make it one of Yorkshire's most desirable destinations.

EDUCATION

Sawley is well placed for a range of highly regarded educational establishments, making it particularly appealing for families. The village lies within catchment for the Ripon Grammar School, one of the country's leading state grammar schools, which is widely respected for its outstanding academic reputation and long-established heritage. Entry is by selective examination.

A number of well-regarded primary schools can be found in nearby villages and in Ripon itself, together with further secondary schooling options including Outwood Academy Ripon.

The wider area is also exceptionally well served by an excellent selection of independent schools, including Queen Mary's School, Ashville College and Harrogate Ladies' College, all within convenient travelling distance.

SPORTS, RECREATION & LEISURE

The surrounding area offers an outstanding range of sporting, recreational and leisure opportunities, catering for a wide variety of interests and lifestyles. Positioned within the Nidderdale countryside and close to the Yorkshire Dales National Park, the village is surrounded by exceptional walking, cycling and riding routes, with many scenic footpaths and bridleways accessible directly from the village.

Nearby attractions including Fountains Abbey and Brimham Rocks provide further opportunities for outdoor recreation and exploration, whilst the surrounding reservoirs, rivers and countryside are popular for fishing and nature pursuits. The historic cathedral city of Ripon offers a range of sporting facilities including golf, rugby, tennis and swimming, together with the well-regarded Ripon Races held throughout the summer months at Ripon Racecourse.

The nearby spa town of Harrogate further offers excellent health clubs, gyms, theatres, restaurants and cultural events, including the internationally renowned Great Yorkshire Show.

TRANSPORT LINKS

ROADS

Sawley enjoys excellent road connectivity to the wider region. The village is conveniently positioned for access to the A61 and A59, providing straightforward routes to Ripon, Harrogate and York. The nearby A1(M) is readily accessible and provides excellent north and southbound connections, linking efficiently to Leeds, York, Newcastle and the national motorway network.

Harrogate lies approximately 10 miles to the south, whilst Ripon is only a short drive away, offering a wide range of everyday amenities and services.

TRAINS

Sawley is conveniently located for access to excellent rail connections. Nearby Harrogate, Thirsk, and York stations all provide regular services to destinations across the region and beyond.

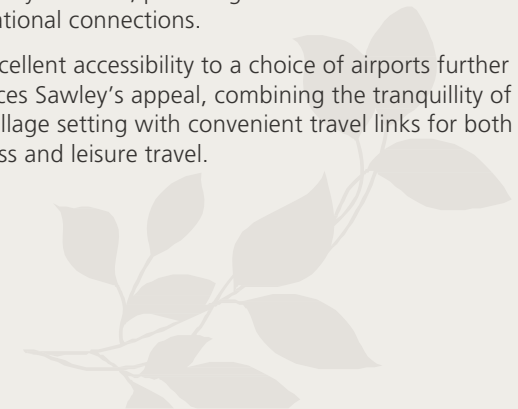
From Harrogate, there are direct trains to Leeds, York, and London King's Cross, offering a seamless link to the capital without the need to change. Thirsk also provides fast mainline connections to London in just over two hours.

AIRPORTS

Sawley is conveniently positioned for access to a number of regional and international airports. Leeds Bradford Airport lies approximately 25 miles to the south-west and offers a wide range of domestic and international flights.

In addition, Teesside International Airport and Manchester Airport are both readily accessible via the A1(M) and wider motorway network, providing extensive national and international connections.

The excellent accessibility to a choice of airports further enhances Sawley's appeal, combining the tranquillity of a rural village setting with convenient travel links for both business and leisure travel.





SETTING

Pinfold House occupies an exceptional position on the edge of this highly regarded rural village, commanding breathtaking panoramic views across miles of unspoilt North Yorkshire countryside. Surrounded by rolling pastureland, mature trees and open farmland, the property enjoys an outstanding setting which offers an immediate sense of peace, privacy and escape, whilst remaining highly accessible to the surrounding market towns and transport connections. The elevated aspect allows the house and gardens to fully embrace the far-reaching views, creating a truly special backdrop which changes throughout the seasons.

Approached via a gravelled driveway, Pinfold House immediately makes a striking first impression. The handsome natural stone elevations, traditional stone slate roofs and beautifully preserved period detailing combine to create a home of immense charm and character, perfectly complemented by the high-quality contemporary improvements carried out by the current owner. The approach has an impressive yet welcoming feel, with extensive gravelled parking providing ample space for several vehicles together with access to the substantial detached stone-built double garage and adjoining plant room, offering excellent versatility for storage, hobbies or further practical use.

The gardens and grounds are a particular feature of the property and have been designed and landscaped to take full advantage of the outstanding setting. Extensive lawned gardens wrap around the house and blend seamlessly into the surrounding countryside, creating a wonderful feeling of openness and connection with the landscape beyond. Stocked borders, mature shrubs, ornamental planting and established trees provide year-round colour and structure, whilst traditional dry-stone walling enhances the quintessentially Yorkshire character of the grounds.

A superb paved entertaining terrace extends from the rear of the house and provides an exceptional outdoor living space, perfectly positioned to enjoy the uninterrupted views across the valley and surrounding farmland. Designed with both entertaining and relaxation in mind, the terrace offers ample space for al fresco dining, summer gatherings and evening seating areas, all set against a truly stunning rural backdrop. The gardens enjoy a remarkable degree of tranquillity, with only the sounds of birdsong and the surrounding countryside adding to the atmosphere, making Pinfold House an outstanding lifestyle property in a truly idyllic setting.



Positioned to the western boundary of Pinfold House, the front garden provides an attractive and beautifully maintained approach to the property. Predominantly laid to lawn, the garden is framed by mature hedging, ornamental shrubs and established trees which provide year-round structure, colour and a pleasing degree of privacy.

Carefully stocked borders introduce seasonal interest throughout the year, whilst the manicured lawn creates a wonderful open aspect, softened by mature planting and specimen trees. The garden enjoys a particularly peaceful feel, with attractive views back towards the house and surrounding countryside, creating an ideal space to sit and enjoy the tranquil rural setting. The combination of mature landscaping and colourful planting contributes greatly to the overall charm and picturesque setting of the property.

A generous gravelled driveway provides extensive private parking and turning space for a number of vehicles, together with access to a substantial detached stone-built garage with water and electrics connected. Constructed in keeping with the house beneath a pitched slate roof, the garage provides excellent parking and storage facilities and is complemented by an adjoining plant room housing the recently installed condensing oil boiler. Together, the buildings further enhance the overall character, practicality and quality of the setting.

A further area of garden is currently rented from a local farmer on an annual basis.





To the eastern boundary of the property lies a further beautifully maintained lawned garden, creating a wonderfully private and sheltered outdoor space positioned behind the original stone-built milking parlour. Partially enclosed by attractive stone walling together with mature hedging, established shrubs and specimen trees, the garden enjoys a peaceful and secluded atmosphere, ideal for both quiet relaxation and family enjoyment.

The generous lawn is complemented by colourful planted borders and attractive mature planting. A stone paved terrace adjoins the house, providing an ideal space for outdoor seating and al fresco dining whilst enjoying the tranquillity of the surrounding gardens and open countryside beyond.



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. Oil fired central heating. Underfloor heating to parts of the ground floor and to bathrooms and en-suites.

Superfast broadband and Sky satellite dish, Burglar alarm, External electric sockets and water taps

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 6 miles, Harrogate 10 miles, A1 (M) 12 miles, Leeds 15 miles, York 22 miles, (All mileages are approximate)



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