



# SPRING HALL FARM

GREWELTHORPE | RIPON | NORTH YORKSHIRE | HG4 3DT

*Spring Hall Farm is a superb Grade II listed country property set within approximately 17.5 acres, enjoying a wonderful setting on the edge of the highly sought-after village of Grewelthorpe, close to the cathedral city of Ripon. With far-reaching views across open countryside, the property is surrounded by pasture and paddock land, mature trees and well-established boundaries.*

*At its heart lies a beautifully presented farmhouse, measuring approximately 5,000sqft, constructed in traditional stone and arranged around an attractive courtyard with manicured gardens and terraces. The property blends character features - such as mullioned windows, exposed stonework and generous proportions -with modern family living, offering both charm and practicality in equal measure.*

*The accommodation is extensive and is thoughtfully laid out to provide a natural flow between formal and informal spaces. At its heart is an impressive open-plan living kitchen which connects to a spacious sitting room, dining room and a stunning double-height family room, ideal for entertaining. A separate snug/cinema room offers a more intimate retreat, while additional reception areas enhance the versatility of the home.*

*Practical spaces including a boot room, utility and WC are well positioned for day-to-day country living. Upstairs, the farmhouse provides a generous arrangement of principal and guest bedrooms, arranged around a central galleried landing, creating a sense of space and light throughout.*

*Adjoining the main house is a self-contained annexe, offering excellent flexibility for multigenerational living or guest accommodation, although it would benefit from updating.*

*The gardens, paddocks and grounds frame the property beautifully, while a range of substantial agricultural buildings further enhance its appeal for equestrian or smallholding use. Spring Hall Farm presents a rare opportunity to acquire a distinguished rural home in an exceptional setting, where the outlook and surrounding landscape form an integral part of its appeal.*

*The property has the advantage of several established income streams*

## ACCOMMODATION

### FARMHOUSE - Ground Floor

- Entrance hall
- Sitting room
- Dining room
- Family room
- Snug/Cinema room
- Living kitchen
- Utility room
- Boot room
- Cloakroom

### First Floor

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

### Adjoining Annexe – The Cottage

- Open plan sitting room/kitchen
- Bedroom with en-suite shower room and walk in wardrobe
- WC

### First Floor

- Bedroom / Storage

## GARAGING AND AGRICULTURAL BUILDINGS

- Garaging
- Workshop
- Woodstore
- Livestock shelters
- Stables
- Tack room

## GARDENS AND GROUNDS

- Sweeping driveway
- Established gardens and grounds
- Sheltered sunken garden
- Natural spring fed pond
- Ample hard standing
- Natural pond
- Enclosed pasture and paddock land
- In total measuring approx. 17.5 acres





The sitting room is a beautifully proportioned and inviting space, centred around an impressive stone fireplace with a wood-burning stove, creating a warm and characterful focal point. The generous scale of the room allows for multiple seating areas, making it equally suited to relaxed family living and more formal entertaining.

Large sliding doors and additional picture windows draw in an abundance of natural light while framing attractive views across the gardens and surrounding countryside, with virtually no other properties in sight, an increasingly rare and particularly unusual feature. The doors open directly onto a terrace, creating a seamless connection between indoor and outdoor living during the warmer months.

Finished in a calm, neutral palette with soft furnishings and natural textures, the room has a relaxed yet elegant feel, complemented by the warmth of the fireplace and the openness of the outlook.



*The dining room is a superbly proportioned and characterful space, featuring an impressive array of exposed ceiling beams that immediately convey the heritage of the farmhouse. Generous in scale, it comfortably accommodates a large dining table, making it ideal for both formal entertaining and family gatherings. The timber flooring and soft, neutral décor create a warm and inviting atmosphere. The room also offers versatility, with additional seating and display areas enhancing its use beyond traditional dining.*

*Beyond, the double-height family room provides a striking contrast, offering a contemporary sense of space while retaining the home's character. A full-height glazed elevation frames far-reaching views across the gardens and surrounding countryside, flooding the room with natural light. The vaulted ceiling and galleried landing above create an impressive sense of volume, while exposed beams and stone detailing add texture and warmth. This is a standout living space, perfectly suited to relaxed family living and entertaining, with a seamless connection to the outdoors.*



*The snug offers a cosy and characterful retreat, perfectly suited to more relaxed, informal living. Centred around a charming fireplace with a gas fire, offering instant convenience, the room has a warm and inviting atmosphere, enhanced by exposed timber beams and soft, ambient lighting.*

*Comfortable seating creates an ideal space for reading or unwinding, while the room also transforms effortlessly into a cinema room, with a discreetly integrated projector and screen providing a superb setting for film nights. The layout allows for an immersive viewing experience, complemented by built-in speakers and a well-considered arrangement of furnishings.*

*With its blend of traditional features and modern functionality, the snug/cinema room provides a versatile and intimate space within the home.*





*The open-plan living kitchen forms the heart of the home - an expansive and beautifully balanced space that combines everyday practicality with relaxed sociability. Framed by striking exposed timber beams, the room has a strong sense of character, complemented by a palette of soft, contemporary cabinetry and warm wooden worktops.*

*The kitchen itself is well-appointed, with a comprehensive range of units, integrated appliances and an oil-fired Aga set within a stone surround, adding both charm and functionality. A central dining area provides an ideal setting for informal family meals and entertaining alike.*

*To one side, the space opens into a light-filled sitting area, where large windows draw in natural light and offer attractive views across the gardens and surrounding countryside. This relaxed seating area creates a natural gathering point within the room, perfect for day-to-day living. With its generous proportions, seamless layout and connection to the outside, the open-plan living kitchen offers a highly versatile and inviting space, equally suited to family life and entertaining.*

*Adjoining the farmhouse is a self-contained cottage, comprising an open plan sitting room and kitchen, a bedroom with en-suite shower room and a separate cloakroom. This ancillary accommodation offers excellent flexibility for guests or multi-generational living and could, if required, be reinstated to form part of the main house.*



The galleried landing is a striking architectural feature, overlooking the double-height family room below and framed by exposed timber trusses that draw the eye upward and emphasise the volume of the space. A turned wooden balustrade runs the length of the landing, creating a sense of openness while defining the area, which is currently arranged as a versatile mezzanine - ideal for a seating area, study space or home gym. Natural light filters in through feature windows set within deep stone surrounds, enhancing the sense of light and connection to the outdoors.

Leading off, the hallway to the bedroom accommodation continues the characterful feel, with exposed stonework, timber beams and a soft, neutral finish creating a calm and inviting transition between spaces. The corridor has a gently stepped layout, adding interest and definition, while maintaining a sense of flow. This part of the house combines traditional materials with a clean, understated presentation, providing a fitting approach to the bedroom areas beyond.



*The principal bedroom is a generous and light-filled space, combining modern finishes with attractive period character. Exposed timber beams run across the ceiling, adding warmth and texture, while a soft neutral palette enhances the sense of calm and space.*

*Large windows frame open views across the surrounding countryside, drawing in natural light and creating a strong connection to the rural setting. The room is well-proportioned, comfortably accommodating a substantial bed alongside additional furniture, with a sense of openness throughout.*

*A wall of sleek, fitted wardrobes provides extensive storage, neatly integrated to maintain the clean lines of the room. Altogether, the principal bedroom offers a restful and well-balanced retreat, blending character, practicality and outlook.*



Positioned at the opposite end of the galleried landing, the private guest suite provides a charming and self-contained retreat, ideal for visiting family or guests. The bedroom is beautifully presented, featuring soft floral wallpaper that adds a gentle, classic character, complemented by exposed timber beams that reflect the property's heritage. A well-proportioned layout allows space for a double bed and bedside furniture, while natural light filters in to create a calm and welcoming atmosphere.

Adjoining the bedroom is a well-appointed en-suite bathroom, fitted with a contemporary suite including a bath with shower over, wash basin and WC. Finished in neutral tones with modern tiling, the space strikes a balance between practicality and comfort.

Altogether, the suite offers privacy and convenience, forming a peaceful haven within the home while maintaining the same thoughtful blend of traditional charm and modern living found throughout the property.



In addition to the principal and guest suites, the farmhouse offers two further well-proportioned double bedrooms, each continuing the property's blend of character and comfort.

The first is a particularly attractive room, featuring a vaulted ceiling with impressive exposed timber trusses that create a strong architectural focal point. Dual windows allow for excellent natural light, while the generous proportions comfortably accommodate a double bed and freestanding furniture, resulting in a bright and inviting space.

The second bedroom is equally well presented, with a more understated feel yet still benefitting from exposed beams. It offers ample space for a double bed along with additional furnishings, making it ideal for family or guests. Both rooms are finished in light, neutral tones, enhancing the sense of space and calm, and are well suited to a variety of uses.



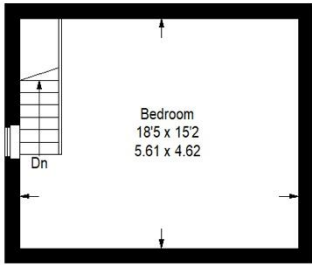
The family bathroom is both stylish and well-appointed, combining classic design with modern fittings. A freestanding roll-top bath forms a charming focal point, complemented by a traditional pedestal wash basin and WC. The lower half of the walls is finished with painted tongue and groove panelling, creating a striking contrast against the crisp white upper walls and adding a sense of character in keeping with the farmhouse style.

In addition to the bath, there is a separate walk-in shower enclosure, finished with contemporary marble-effect tiling and a glass screen, offering practicality for everyday use. A heated towel rail provides added comfort. Exposed beams subtly echo the property's heritage, and the overall layout creates a bright, functional and elegant space suited to family living.

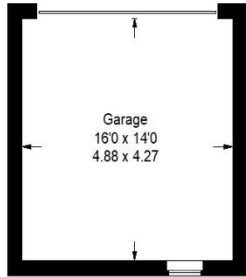


# Spring Hall Farm, Grewelthorpe, HG4 3DT

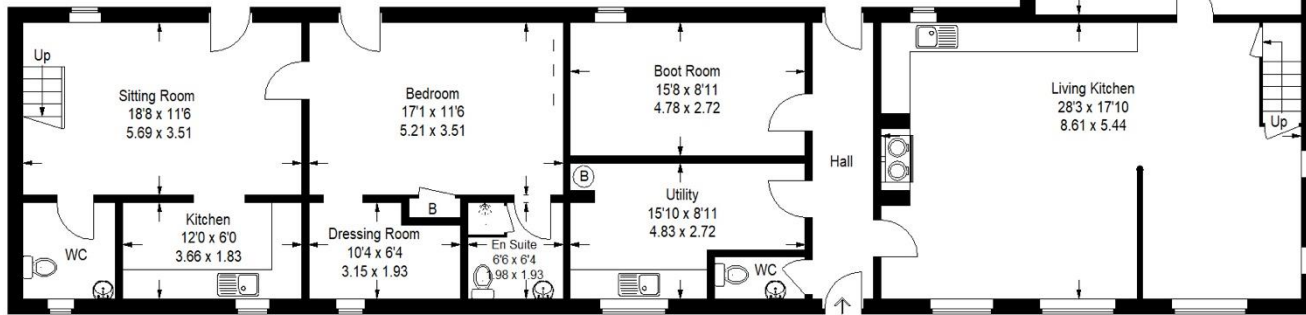
Approximate Gross Internal Area  
 Ground Floor = 2474 sq ft / 229.8 sq m  
 First Floor (Excluding Void) = 1374 sq ft / 127.6 sq m  
 Cottage - Ground Floor = 670 sq ft / 62.2 sq m  
 Cottage - First Floor = 285 sq ft / 26.5 sq m  
 Garage = 227 sq ft / 21.1 sq m  
 Total = 5030 sq ft / 467.2 sq m



Cottage - First Floor

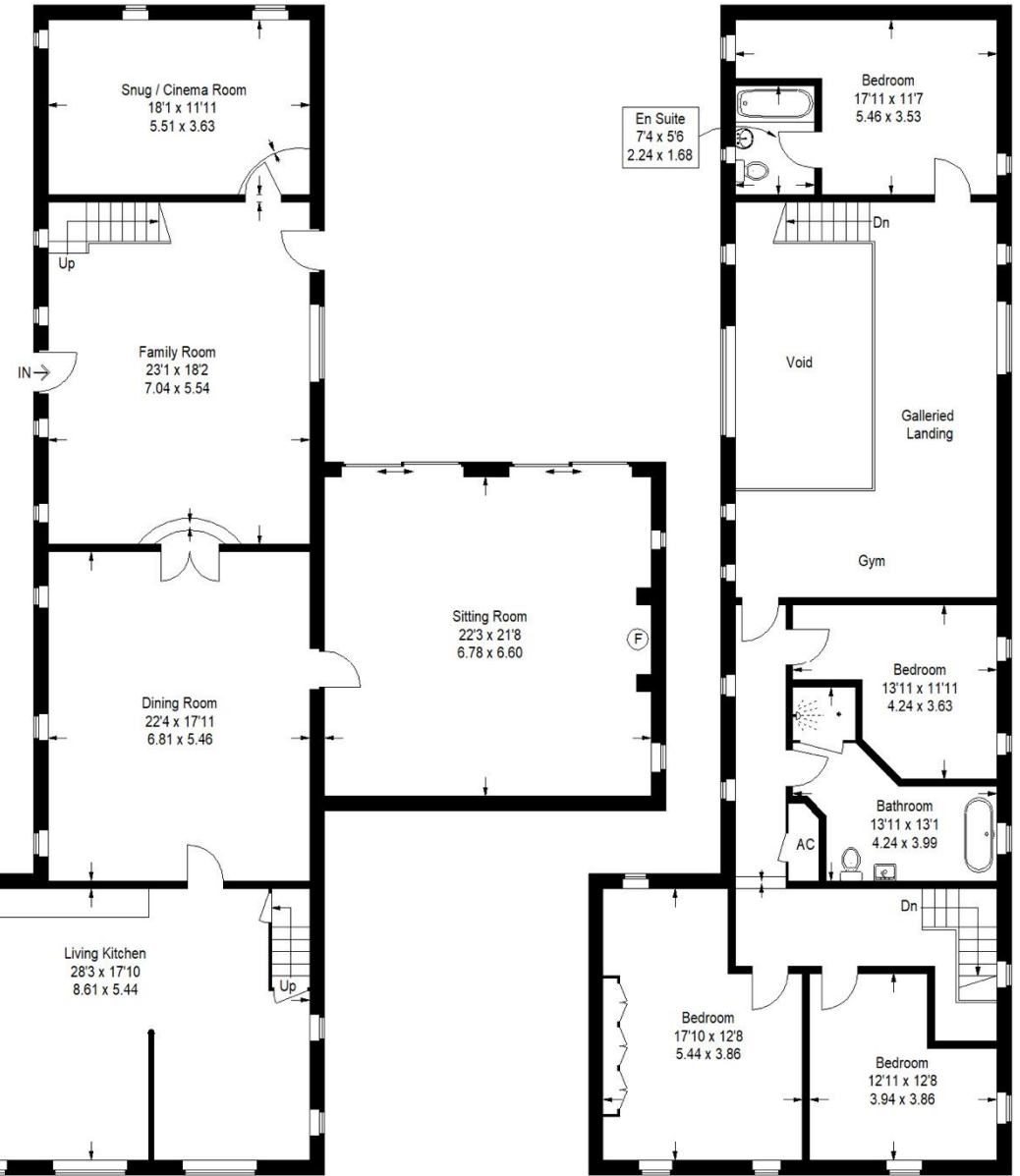


(Not Shown In Actual  
 Location / Orientation)



Cottage - Ground Floor

Ground Floor



First Floor

The agricultural buildings form a well-arranged and practical farmyard grouping, positioned conveniently alongside the main house and set within expansive, well-fenced pastureland. The modern agricultural structures, include a substantial open-fronted barn and adjoining covered yard areas, ideal for machinery storage, feed handling or livestock shelter.

The yard provides good vehicular access with hardstanding, making it suitable for a range of agricultural or equestrian uses.

There are two sizeable livestock buildings, offering extensive covered space for housing animals or general agricultural purposes. In addition, there is a tack room and stable, supporting equestrian use, along with a store and workshop providing useful ancillary space for maintenance or storage.

A large woodstore houses the solid fuel biomass boiler, forming the property's primary heating system. This adds both practicality and efficiency, especially for a rural property of this scale, with the system automatically switching to oil-fired central heating as and when required.



## Spring Hall Farm, Grewelthorpe, HG4 3DT, Agricultural Buildings

Approximate Gross Internal Area = 8299 sq ft / 771.0 sq m

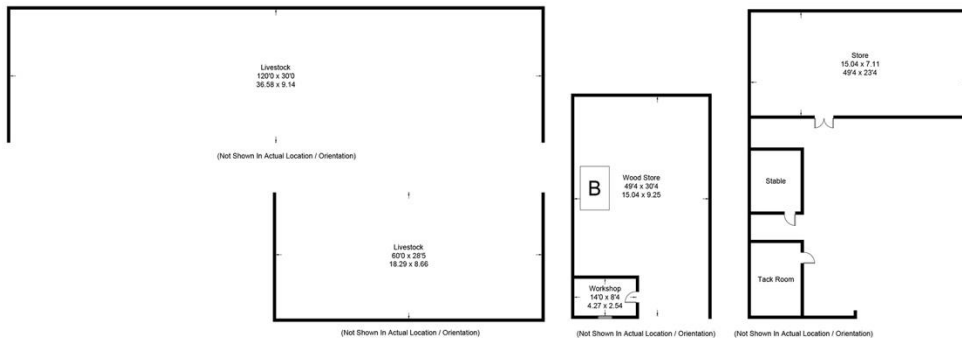


Illustration for identification purposes only, measurements are approximate, not to scale.

**Please Note:** A particularly compelling and highly unusual feature of the property is its established income stream, generating in excess of £19,000 per annum.

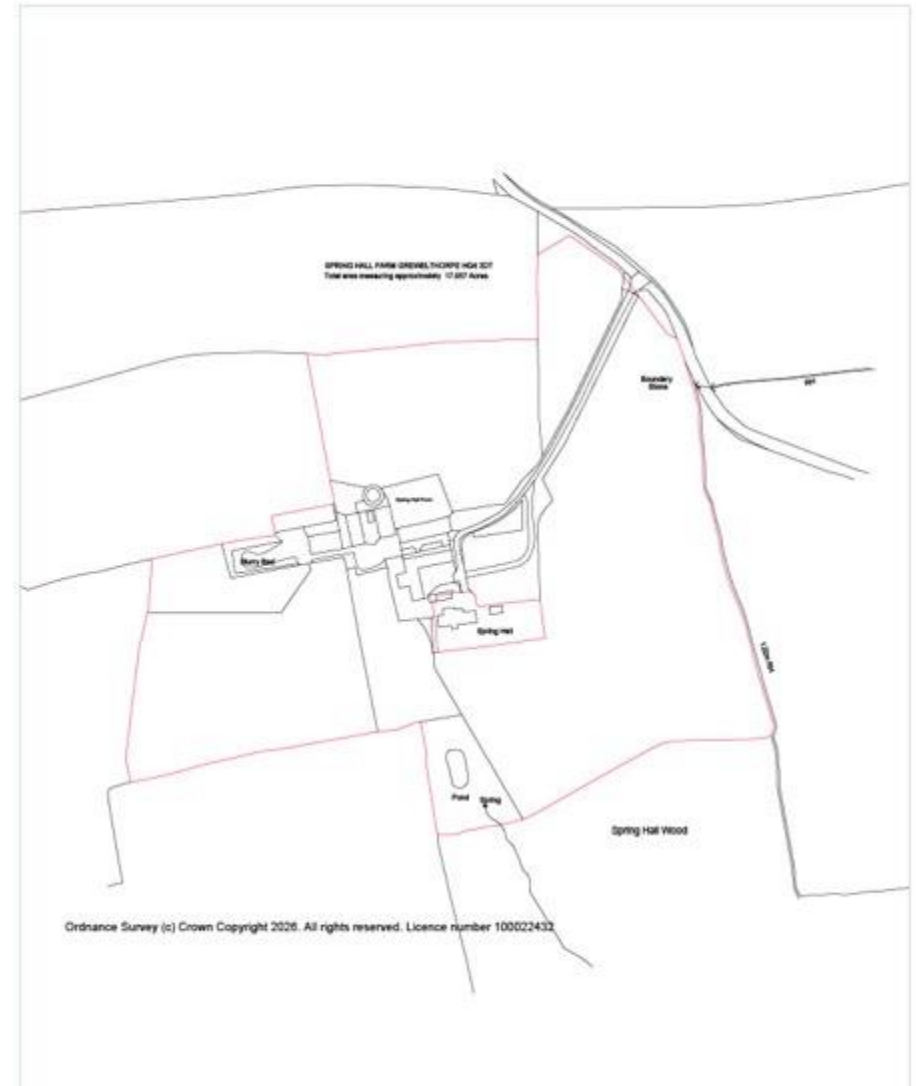
The income is derived from a combination of sources:

**Sustainable Farming Incentive (SFI):** £3,396 per annum

**Renewable Heat Incentive:** £8,712 per annum (index-linked, with approximately 7 years remaining, subject to confirmation)

**Cottage Rental Income:** £7,200 per annum

**Total annual income: £19,308**







### *Setting, Gardens and Land*

*The property enjoys a superb rural setting, located close to the picturesque and highly regarded village of Grewelthorpe. A sweeping drive gently curves through well-maintained grounds bordered by mature hedging and post-and-rail fencing. The immediate surroundings are peaceful and unspoilt, with far-reaching views across open countryside and grazing land, creating an attractive and quintessentially rural outlook.*

*The gardens have been landscaped to create a series of inviting and well-defined outdoor spaces, ideally suited to both relaxation and entertaining. To the front and side, neatly maintained lawns are framed by established shrubs, flowering borders and specimen planting, providing colour and structure throughout the seasons. A paved terrace adjoins the house, offering an ideal setting for outdoor dining, while a further enclosed courtyard-style seating area, complete with an outdoor fireplace, provides a more sheltered and sociable space for year-round use.*

*Beyond the formal gardens, the land opens out into a series of well-fenced paddocks, well suited to grazing, equestrian use or smallholding purposes.*

*The fields are predominantly laid to pasture and are enclosed by mature hedgerows and dotted with established trees, creating both shelter and visual interest. There is also a recently planted woodland extending to approximately 0.6 acres. A natural spring fed pond is positioned within the land beyond the gardens, enhancing the biodiversity of the grounds and providing an attractive feature within the wider landscape.*

*In all, the property extends to approximately 17.5 acres, offering a well-balanced combination of formal gardens, productive pasture and attractive countryside surroundings, providing both lifestyle appeal and practical versatility. There are no public rights of way across the property.*

*While there is a neighbouring property, the layout has been carefully designed to ensure that neither is overlooked. Separation is remarkably well achieved, affording each property a high degree of privacy and a sense of seclusion.*









# LOCATION

Grewelthorpe is a highly regarded and picturesque village set within some of North Yorkshire's most attractive countryside, on the edge of the Nidderdale Area of Outstanding Natural Beauty and just a short drive from the cathedral city of Ripon. Centred around an attractive village green and duck pond, the village offers a quintessential rural setting with a strong sense of community.

The surrounding area is characterised by open farmland, dry stone walls, wooded valleys and quiet country lanes, providing a peaceful environment with a close connection to the landscape. The wider region is ideal for outdoor pursuits, with excellent walking, cycling and riding routes throughout Nidderdale and into the Yorkshire Dales National Park. Nearby, the renowned Hackfall Woods offers a spectacular area of historic woodland, with winding paths, follies and dramatic river views, while Grewelthorpe Beck runs through the edge of the village before continuing into Hackfall, where it flows through a more dramatic, wooded landscape with walking paths and scenic viewpoints.

Despite its countryside setting, the village is well connected. Ripon offers a wide range of everyday amenities, while the market town of Masham - famous for its breweries - is also nearby. For more extensive shopping, dining and cultural attractions, the spa town of Harrogate is within easy reach.

Amenities within Grewelthorpe include the Crown Inn public house, a village hall, church and primary school, making it an ideal location for those seeking country living with convenient access to surrounding villages and market towns.

## RIPON

Ripon is a vibrant cathedral city offering an excellent range of amenities. Its lively market square and characterful high street provide a mix of independent shops, well-known retailers, cafés, restaurants and traditional pubs, while a modern leisure centre and a wide variety of sports clubs cater for active lifestyles.

The city enjoys a strong connection to the surrounding countryside, with scenic walks, riverside paths and quiet

lanes easily accessible. At its heart stands the magnificent Ripon Cathedral, a historic landmark dating back to the 7th century and a focal point for community life.

Nearby, the UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden offers a

spectacular setting to explore, while Ripon's convenient location also provides easy access to the Yorkshire Dales, as well as the historic city of York and the spa town of Harrogate.

and the elegant spa town of Harrogate are both readily accessible for shopping, dining and cultural attractions.

## EDUCATION

Grewelthorpe and the surrounding area are well served by a range of highly regarded schools for all age groups.

Within the village itself is Grewelthorpe Church of England Primary School, a popular rural primary serving children from early years through to age 11, known for its strong community feel and nurturing environment .

A number of other well-regarded primary schools can be found in nearby villages and Ripon, including Fountains CE Primary School, Kirkby Malzeard CE Primary School and Ripon Cathedral CE Primary School, all offering good local options within a short drive .

For secondary education, the area is particularly well provided for. Ripon Grammar School, a highly regarded and selective grammar school, is widely recognised for its academic excellence, while Outwood Academy Ripon offers a strong all-round secondary education.

Overall, the area offers an excellent choice of schooling, combining highly rated village primaries with outstanding secondary options within easy reach.

## TRANSPORT LINKS

### Roads

Grewelthorpe is well connected by a network of roads

linking the village to surrounding towns and regional centres. The nearby city of Ripon provides access to the A61, a key route running south towards Harrogate and north to Bedale and Northallerton.

To the east of Ripon, the A168 offers a direct link to the A1(M) motorway, providing convenient access to major

destinations including York, Leeds and Newcastle. The A1(M) is therefore easily reached, offering efficient connections across the region. In addition, the B6265 runs west from Ripon towards Pateley Bridge and the Nidderdale area, serving as an important local route.

### Trains

Rail connections are available from Harrogate, which offers regular services to Leeds, York and London. Further mainline services can be accessed from Northallerton and Thirsk, both providing direct links to London, Edinburgh and other major cities.

### Airports:

Leeds Bradford Airport is within reasonable driving distance, offering a range of domestic and international 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 water, private drainage. Biomass Solid fuel with back up Oil 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 E, The Cottage E. 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:** Ripon 5 miles, Masham 5 miles, Harrogate 16 miles, Leeds 38 miles, (All mileages are approximate)



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