



MILL PLACE

RIPLEY | HARROGATE | NORTH YORKSHIRE | HG3 3EB

Mill Place is a beautifully restored country house, occupying a peaceful rural position just outside the highly sought-after village of Ripley, close to Harrogate. Skilfully renovated by the current owners, the property combines the character and charm of a traditional Yorkshire barn with stylish contemporary finishes and versatile family accommodation.

Set within attractive landscaped gardens, Mill Place enjoys a wonderful sense of privacy and tranquillity whilst remaining exceptionally well connected to Harrogate, Ripon and the wider road network. The handsome stone elevations beneath slate roofs sit beautifully within their surroundings, with the accommodation centred around generous suited to modern family living and entertaining.

Externally, the property is equally impressive, with sheltered landscaped gardens reception spaces and an impressive open-plan living kitchen, ideally lying predominantly to the rear. Expansive lawns, beautifully designed terraces and seating areas create excellent spaces for outdoor dining and relaxation, whilst mature trees, established hedging and attractive stone walling provide a lovely sense of enclosure and greenery.

Ripley is one of North Yorkshire's most desirable and picturesque villages, renowned for its historic estate and attractive village streetscape. The spa town of Harrogate lies only a short distance away and offers an extensive range of shopping, recreational and educational facilities together with rail services to Leeds and York. The surrounding countryside and nearby Yorkshire Dales further enhance the appeal of this superb rural yet accessible location.

ACCOMMODATION

GROUND FLOOR

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

FIRST FLOOR

- Landing
- Principal bedroom with dressing room and en-suite bathroom
- Guest bedroom
- Two further double bedrooms
- Shower room
- Attic space

EXTERIOR

- Off-road parking
- Gated gravel driveway
- Detached double garage
- Principal gardens laid to lawn
- Natural stone dining and entertaining terraces



Reception Hall

The reception hall creates an immediate impression of light, space and understated elegance, forming a superb central entrance to the house and providing an excellent flow through to the principal reception areas. Beautifully presented with large stone flagged flooring, a soft neutral colour palette and clean contemporary finishes, the space perfectly complements the character of the original architecture.

A striking glazed staircase rises to the first floor, creating an impressive architectural focal point whilst enhancing the sense of openness throughout. The generous proportions of the hall provide a wonderful feeling of volume and versatility, with distinct areas for seating and display adding to the overall sense of refinement.

Large glazed doors and full-height windows overlooking the rear gardens flood the space with natural light and create a seamless connection between the interior and the beautifully landscaped grounds beyond.







Sitting Room

The sitting room is a beautifully presented and immensely welcoming reception space, combining an abundance of character with a refined contemporary style. A series of exposed timber ceiling beams create a striking architectural focal point, bringing warmth, texture and a strong sense of individuality to the room.

Generous in scale yet wonderfully intimate in atmosphere, the room is ideally suited to both everyday family living and relaxed entertaining. Soft neutral tones, elegant styling and large deep-set windows combine to create a calm and light-filled environment, with attractive views across the gardens and surrounding greenery adding to the overall sense of tranquillity.

A subtle change in level creates an excellent sense of flow through to the adjoining study, enhancing the versatility of the accommodation and allowing the reception spaces to feel both interconnected and distinct.





Study

Adjoining the sitting room, the study with its log burning stove provides a wonderfully versatile and atmospheric reception space, currently arranged as a stylish home office and library. Richly decorated in deep heritage tones, the room creates a striking contrast to the lighter adjoining reception areas, giving it a particularly cosy and sophisticated feel.

Fitted book shelving and display cabinetry enhance both the practicality and character of the room, whilst recessed lighting and soft neutral carpeting add warmth and comfort throughout.

Generous in scale, the space offers excellent flexibility for a variety of uses including a study, reading room, snug or media room.

An attractive arched opening creates a seamless connection with the sitting room, allowing the two spaces to flow beautifully together whilst still retaining their own distinct identity and atmosphere.



Snug

The snug provides a wonderfully cosy and intimate reception space, ideally suited to informal family living and relaxation. Beautifully presented in soft neutral tones, the room combines warmth and comfort with an understated elegance.

Exposed timber ceiling beams add considerable character and texture, whilst the inset fireplace with log burning stove creates an attractive focal point and enhances the welcoming atmosphere of the room. Deep-set windows allow natural light to filter through whilst maintaining a particularly private and sheltered feel.

Positioned adjacent to the principal living kitchen, the snug works exceptionally well as an additional sitting area or television room, creating excellent flexibility within the overall layout and perfectly complementing the more open entertaining spaces elsewhere within the house

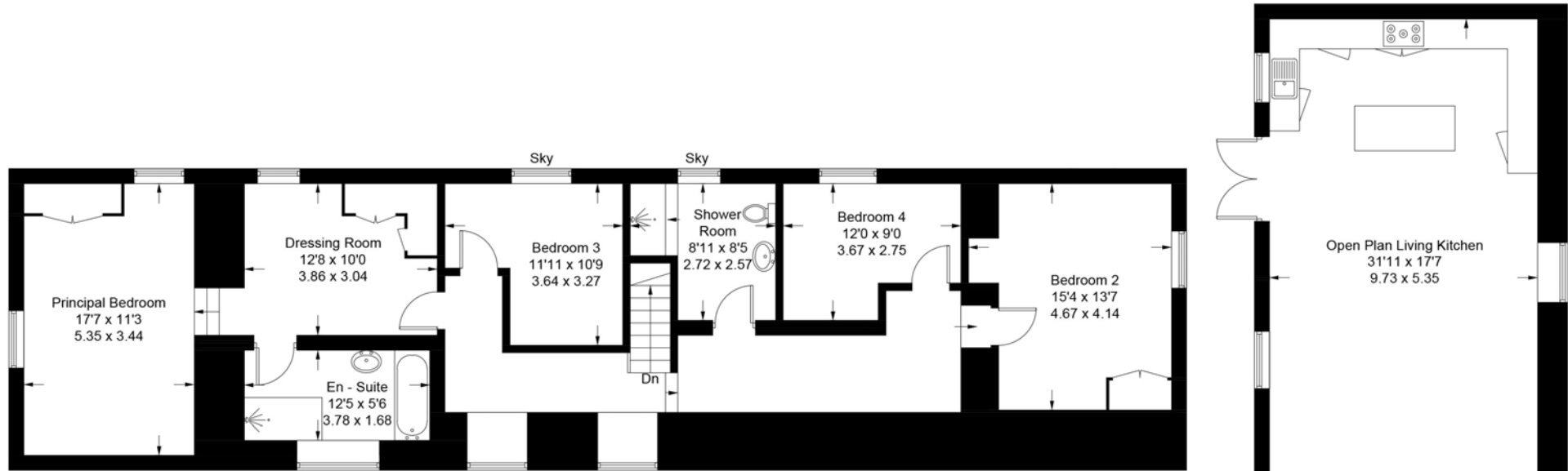


Mill Place, Ripley, HG3 3EB

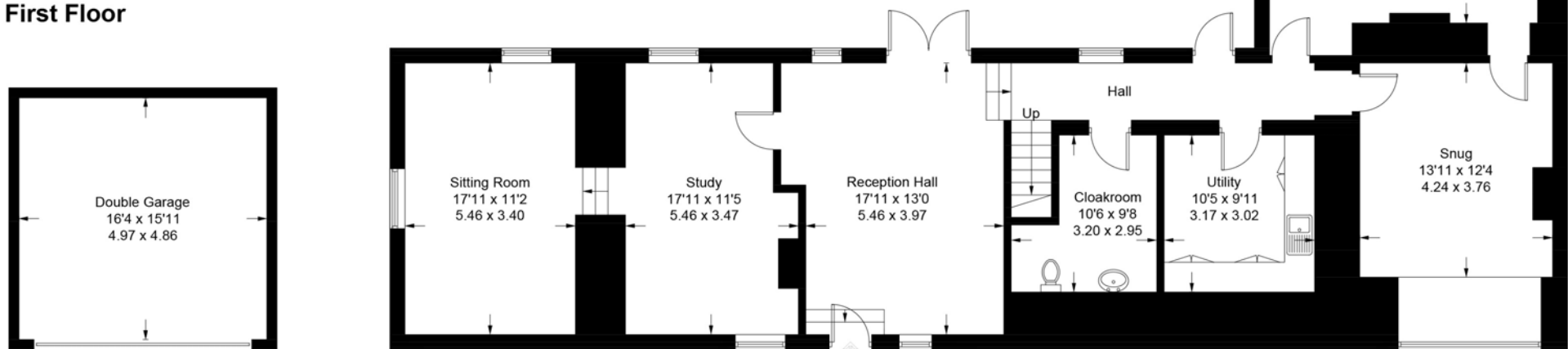
Approximate Gross Internal Area = 3034 sq ft / 281.9 sq m

Double Garage = 260 sq ft / 24.0 sq m

Total = 3294 sq ft / 305.9 sq m



First Floor



Ground Floor

(Not Shown In Actual Location / Orientation)

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



OPEN PLAN LIVING KITCHEN

The impressive open-plan living kitchen forms the true heart of the house, providing a superb contemporary entertaining and family space of exceptional scale and quality. Beautifully designed beneath a vaulted ceiling with exposed timber trusses and large rooflights, the room enjoys an abundance of natural light together with a wonderful sense of volume and openness throughout. Thoughtfully arranged to create distinct seating, dining and kitchen areas, the space is ideally suited to modern family living whilst also lending itself perfectly to entertaining.

The kitchen itself is beautifully appointed with an extensive range of bespoke fitted cabinetry complemented by quartz work surfaces and a substantial central island incorporating additional seating and preparation space. A traditional Aga forms an attractive focal point, whilst integrated appliances, extensive storage and generous work surfaces further enhance the practicality and functionality of the room. Positioned to one side of the space, French doors open directly from the kitchen area onto the terrace and gardens beyond, creating a seamless connection between the interior and outdoor entertaining spaces.

The sitting area centres around an attractive fireplace, creating a warm and welcoming atmosphere, whilst the generous dining area comfortably accommodates a large dining table enjoying lovely views across the gardens, creating a particularly sociable and relaxed environment at the centre of the home.





CLOAKROOM

Situated off the inner hall, the cloakroom is beautifully styled and finished to an excellent standard, creating a particularly elegant and atmospheric ancillary space. Rich heritage tones combine with contemporary fittings and decorative lighting to produce a sophisticated and distinctive interior.

The room incorporates a fitted wash basin with vanity storage together with a WC, whilst also providing a storage area. Stone flagged flooring and carefully chosen finishes complement the overall quality and design seen throughout the house.



UTILITY ROOM/BOOTROOM

The utility room and boot room provide an excellent practical complement to the principal living accommodation, thoughtfully designed to cater for everyday family life. Fitted with cabinetry, work surfaces and a sink together with appliance space and plumbing for laundry facilities, the room offers ample storage alongside excellent functionality.

To one side, bespoke fitted boot room storage includes hanging space, open shelving and bench seating with shoe storage beneath, creating an organised and highly practical area for coats, boots and outdoor wear. Finished in a clean and contemporary style, the room is both functional and well-presented, ideally suited to country living.

FIRST-FLOOR LANDING

The first-floor landing is a particularly attractive feature of the house, enhanced by exposed timber beams and a series of roof lights which flood the space with natural light and create a bright, airy atmosphere.

Generous in proportion, the landing provides an elegant connection between the bedroom accommodation, with soft neutral décor and quality carpeting contributing to the calm and welcoming feel. The vaulted ceiling and characterful architectural detailing further enhance the sense of space and character throughout this upper floor.





PRINCIPAL SUITE

The principal bedroom suite provides a beautifully appointed and spacious retreat, designed to create a calm and luxurious atmosphere. The bedroom itself is generous in scale, enjoying a peaceful outlook which draw excellent natural light into the room. Soft neutral décor, fitted carpeting and elegant styling combine to create a restful environment, whilst an range of fitted wardrobes provides integrated storage alongside ample space for additional bedroom furniture and seating.

Adjoining the bedroom is a superb dressing area, fitted with a further range of bespoke wardrobes providing excellent hanging and storage space. The room is equally generous in proportion, creating a practical yet stylish dressing space which further enhances the sense of luxury and privacy within the suite.

The en-suite bathroom is beautifully finished with contemporary tiling and quality sanitaryware, comprising a walk-in shower with rainfall fitting, bath, wash hand basin and WC. Cleverly positioned roof lights flood the room with natural light, whilst recessed shelving and integrated storage add both practicality and style, creating a sleek and relaxing bathroom space to complement the principal suite.



GUEST BEDROOM

The guest bedroom is a beautifully presented and generously proportioned double room, thoughtfully designed to create a calm and relaxing atmosphere. Soft neutral décor and fitted carpeting combine with sloping ceilings and roof lights to create a bright yet cosy feel, whilst the windows enjoy attractive views over the surrounding gardens and grounds.

The room offers excellent versatility with ample space for additional furniture, together with fitted mirrored wardrobes providing useful built-in storage. Overall, the bedroom provides an exceptionally comfortable and inviting guest suite, perfectly suited for family and visitors alike.



TWO FURTHER DOUBLE BEDROOMS

The two further double bedrooms are both beautifully presented and individually styled, each offering comfortable and versatile accommodation ideal for family members or guests. Characterful exposed timbers and roof lights combine with soft neutral décor and fitted carpeting to create bright yet cosy rooms, full of warmth and charm.

One of the bedrooms features rich, contemporary tones creating a particularly intimate and atmospheric feel, whilst the second enjoys a lighter palette enhanced by exposed beams and natural light from the roof light above. Both rooms provide space for double beds and associated furniture, creating well-balanced and inviting accommodation which perfectly complements the principal suite and guest bedroom.



SHOWER ROOM

Serving the three bedrooms is a beautifully appointed contemporary shower room, finished to a particularly high standard throughout. Stylish marble-effect tiling combines with quality sanitaryware and chrome fittings to create a sleek and elegant space, whilst the large roof light floods the room with natural light and enhances the bright, airy feel.

The shower room comprises a generous walk-in shower with rainfall shower head, wash hand basin set within a vanity unit and low-level WC. Thoughtfully designed with recessed shelving and clean contemporary lines, the room provides excellent facilities for family living and guests alike.



LOCATION



RIPLEY

Mill Place is situated just off the Pateley Bridge Road, less than a mile from the village of Ripley, an exceptionally attractive and historic North Yorkshire village, situated approximately three miles north of Harrogate. Long regarded as one of the region's most desirable villages, Ripley is renowned for its charming cobbled square, distinctive Gothic-style architecture and picturesque setting on the edge of Nidderdale.

The village was extensively remodelled during the 19th century by the Ingilby family in a striking continental Gothic style inspired by an Alsatian village, giving Ripley a unique and instantly recognisable character. Today, the stone buildings, village square and historic town hall combine to create one of the most attractive village settings in the Harrogate area.

Whilst historically centred around the renowned Ripley Castle Estate, the village today offers an appealing balance of heritage, community and convenience.

Ripley continues to provide a range of amenities for day-to-day living, whilst nearby Harrogate offers an extensive range of shopping, recreational and educational facilities.

The surrounding countryside is particularly attractive, with rolling farmland, woodland, ornamental lakes and walking and cycling routes, including the Nidderdale Greenway linking directly to Harrogate. The village is also well placed for commuting, with convenient access to Harrogate, Ripon, Leeds, York and the A1(M).

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.

RIPON

The historic cathedral city of Ripon lies approximately nine miles north of Ripley and provides an excellent range of everyday amenities together with a rich cultural and historic

character. Widely regarded as one of North Yorkshire's most attractive small cities, Ripon centres around its impressive market square and magnificent cathedral, with a wide variety of independent shops, cafés, restaurants and traditional public houses contributing to its vibrant atmosphere.

Ripon offers an excellent selection of recreational and sporting facilities including golf courses, leisure centres, racecourse and nearby walking opportunities within the Nidderdale Area of Outstanding Natural Beauty and Yorkshire Dales National Park. The city also hosts a popular weekly market and a variety of cultural events throughout the year.

The city is particularly well regarded for its educational provision, including the highly respected Ripon Grammar School together with a number of well-regarded primary and secondary schools in both the state and independent sectors

EDUCATION

Ripley and the surrounding area are well served by an excellent range of educational opportunities in both the state and independent sectors.

Primary schooling is available within the village at Ripley Endowed Church of England Primary School, together with a number of well-regarded village schools nearby. Secondary schooling is readily accessible in both Harrogate and Ripon, including the highly regarded Ripon Grammar School, although prospective purchasers are advised to make their own enquiries regarding catchment and admissions policies.

The independent sector is also particularly well represented with schools including Ashville College, Harrogate Ladies' College and Queen Mary's School all within convenient daily travelling distance.

SPORTS, RECREATION & LEISURE

Ripley and the surrounding area offer an excellent range of sports, leisure and recreational opportunities, benefiting from immediate access to some of North Yorkshire's most attractive countryside. The village is particularly well placed for walking, cycling and riding, with public footpaths and bridleways nearby together with the Nidderdale Greenway providing a direct traffic-free cycle route between Harrogate and Ripley.

A variety of sporting facilities are available locally including golf courses at Harrogate and Ripon, leisure centres, tennis and squash clubs, together with racing at Ripon Racecourse.

The nearby Nidderdale countryside and Yorkshire Dales also provide excellent opportunities for outdoor pursuits and country sports.

TRANSPORT LINKS

ROADS

Ripley is well positioned for access throughout the region, lying directly on the A61 which provides connections south to Harrogate and Leeds, and north towards Ripon and Thirsk. The village also enjoys convenient access to the A59 linking Harrogate with York and Skipton, whilst the attractive market town of Pateley Bridge and the Nidderdale countryside are readily accessible to the west.

The A1(M) motorway is easily reached to the east via Wetherby and Boroughbridge, providing connectivity for travel further afield including Leeds, York, Newcastle and the national motorway network.

TRAINS

Rail services are available from nearby Harrogate railway station, approximately four miles to the south, providing regular services to Leeds and York together with direct LNER services to London King's Cross.

Further rail connections are also available from stations at Knaresborough railway station and Starbeck, both within convenient travelling distance.

Thirsk railway station also lies within convenient reach and provides regular services on the East Coast Main Line, offering direct connections to London King's Cross, York, Newcastle and Edinburgh, together with wider national rail links, making the area particularly well placed for both commuting and travel further afield.

AIRPORTS

Leeds Bradford Airport lies approximately 16 miles to the south-west and provides a wide range of domestic and international flights.

Further commercial services are available from Manchester Airport, offering international connections, whilst Teesside International Airport is also accessible to the north-east.

SETTING

Mill Place is approached via a leafy shared driveway framed by mature trees and established greenery, the property enjoys an attractive and welcoming setting. The drive opens onto a generous parking and turning area to the front of the house, together with access to a detached double garage. In addition, a private gated driveway to the rear provides further access to the property. The attractive oak-framed entrance porch creates an excellent first impression, whilst the surrounding mature planting softens the setting beautifully.

The principal gardens lie predominantly to the rear of the house and have been thoughtfully landscaped to create a superb outdoor entertaining and family space. A substantial raised stone-flagged terrace extends directly from the house and forms a particularly impressive feature of the gardens, providing extensive space for outdoor dining, seating and entertaining. The terrace comfortably accommodates a variety of seating areas, including a generous outdoor dining space, a relaxed seating area and sun loungers, creating an ideal environment for both everyday living and larger scale entertaining during the warmer months.

Steps lead down from the terrace to an expansive lawned garden, bordered by mature hedging, established trees and attractive stone walling, creating an excellent degree of privacy and enclosure. Carefully planted borders and climbing plants soften the stone elevations, whilst the generous proportions of the garden provide excellent space for both relaxation and recreation. The overall setting is particularly peaceful and sheltered, complementing perfectly the character and quality of the house itself.







A substantial detached double garage is positioned to the front of the house, providing excellent garaging, storage and workshop space. Constructed in keeping with the property, the garage is complemented by generous off-street parking and turning space, creating a practical and well-planned approach to the house.



To the rear, timber gates open onto a further gated driveway which provides additional parking and access around the property. This area offers flexibility for the storage of vehicles, whilst also creating a useful secondary access point to the gardens and grounds.



Buchanan Mitchell
Estate Agents

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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 TBC: 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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