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South Lodge, 2 College Road, Ripon, North Yorkshire, HG4 2HD

Offers Over £600,000

Property Images



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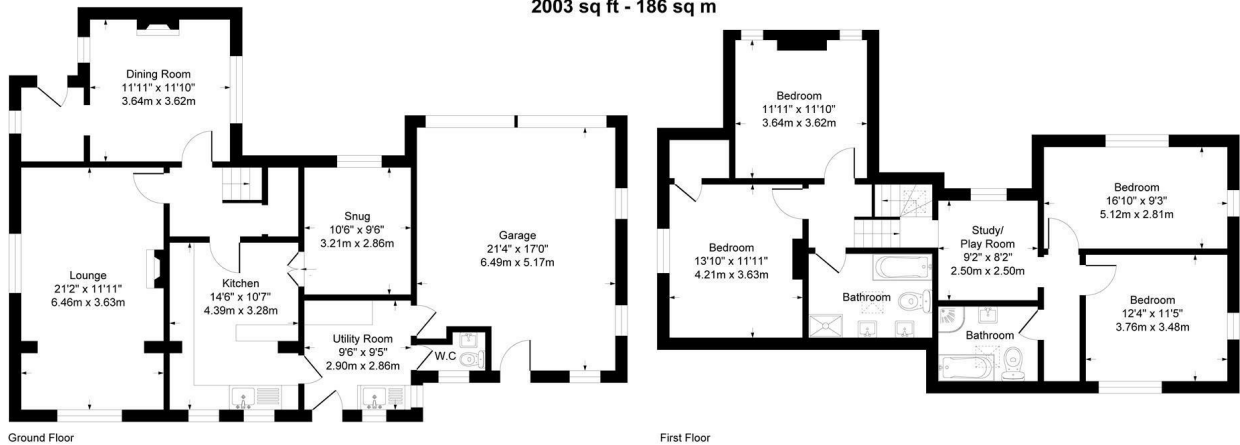
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Approximate Gross Internal Area
2003 sq ft - 186 sq m

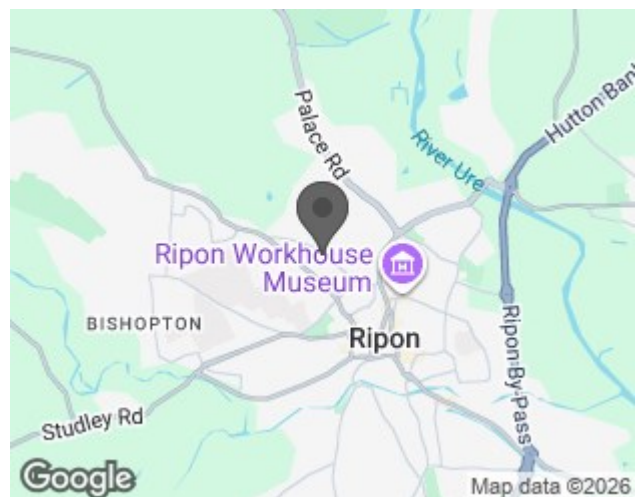


Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 3 Tenure: Freehold

Summary

A stunning and substantial four bedroom detached house, occupying a central Ripon location and offering an impressive amount of living space, making it an ideal family home. Originally built as the lodge for the old lecture block and subsequently extended, this individual property combines character with generous and versatile accommodation throughout.

The ground floor offers an excellent range of reception and entertaining spaces, including a fitted dining kitchen, complemented by a separate utility room and downstairs WC. There are three generous reception rooms, comprising a spacious lounge with a stunning feature fireplace, a formal dining room and a cosy snug, providing plenty of flexibility for modern family life.

An attractive open landing leads to the first floor accommodation, which is cleverly arranged into two separate wings. Each wing comprises two bedrooms and its own bath and shower room, creating a particularly practical layout for families. There is also the added benefit of a versatile playroom/office space positioned alongside two of the bedrooms, ideal for home working, studying or as a children's play area.

Externally, this beautiful home is surrounded by established gardens, laid mainly to lawn and offering an excellent amount of outdoor space. A paved patio area provides the perfect setting for outdoor dining and entertaining, further enhanced by an outdoor kitchen. There is also a separate home office pod, ideal for those working from home.

A generous driveway provides off street parking for multiple vehicles and leads to a double garage, which also benefits from internal access directly from the main house.

A truly individual and spacious family home, offering substantial accommodation, generous gardens and excellent parking, all within easy reach of Ripon city centre.

Features

• DETACHED HOUSE • FOUR BEDROOMS • TWO BATH AND SHOWER ROOMS • THREE RECEPTION ROOMS • DINING KITCHEN • UTILITY ROOM • DOWNSTAIRS WC • SURROUNDING GARDENS • OUTDOOR KITCHEN & HOME OFFICE POD • DRIVEWAY AND DOUBLE GARAGE