

NOVE



Bumblebee Cottage, Wath

Ripon

Guide Price **£640,000**

Bumblebee Cottage

Wath, Ripon

Bumblebee Cottage, a beautiful four-bedroom character home, where original features, generous proportions, and a particularly fine garden combine to create something difficult to replicate at this price point.

The ground floor is arranged with real variety. A dual-aspect dining room centres on an inglenook fireplace with a log-burning stove, a genuinely characterful space that earns its keep through the winter months. The kitchen is well-equipped with wooden worktops, a stone-tiled floor, induction hob and integrated appliances, with French doors opening directly onto the garden and making the transition between inside and out effortless in summer. The living room provides a separate, quieter retreat, while the study and snug, with French doors, Velux roof lights and an exposed beamed ceiling, is one of the home's most memorable rooms: equally suited to working from home, a reading room, or simply making the most of the light.

Upstairs, four bedrooms are arranged around a landing with a light tunnel, keeping the first floor feeling bright. The principal bedroom has fitted storage and an en-suite with a corner shower and dual heads. Bedroom three is particularly generous, with dual aspect windows and wooden floors. The house bathroom is finished in stone with a corner bath and overhead shower.

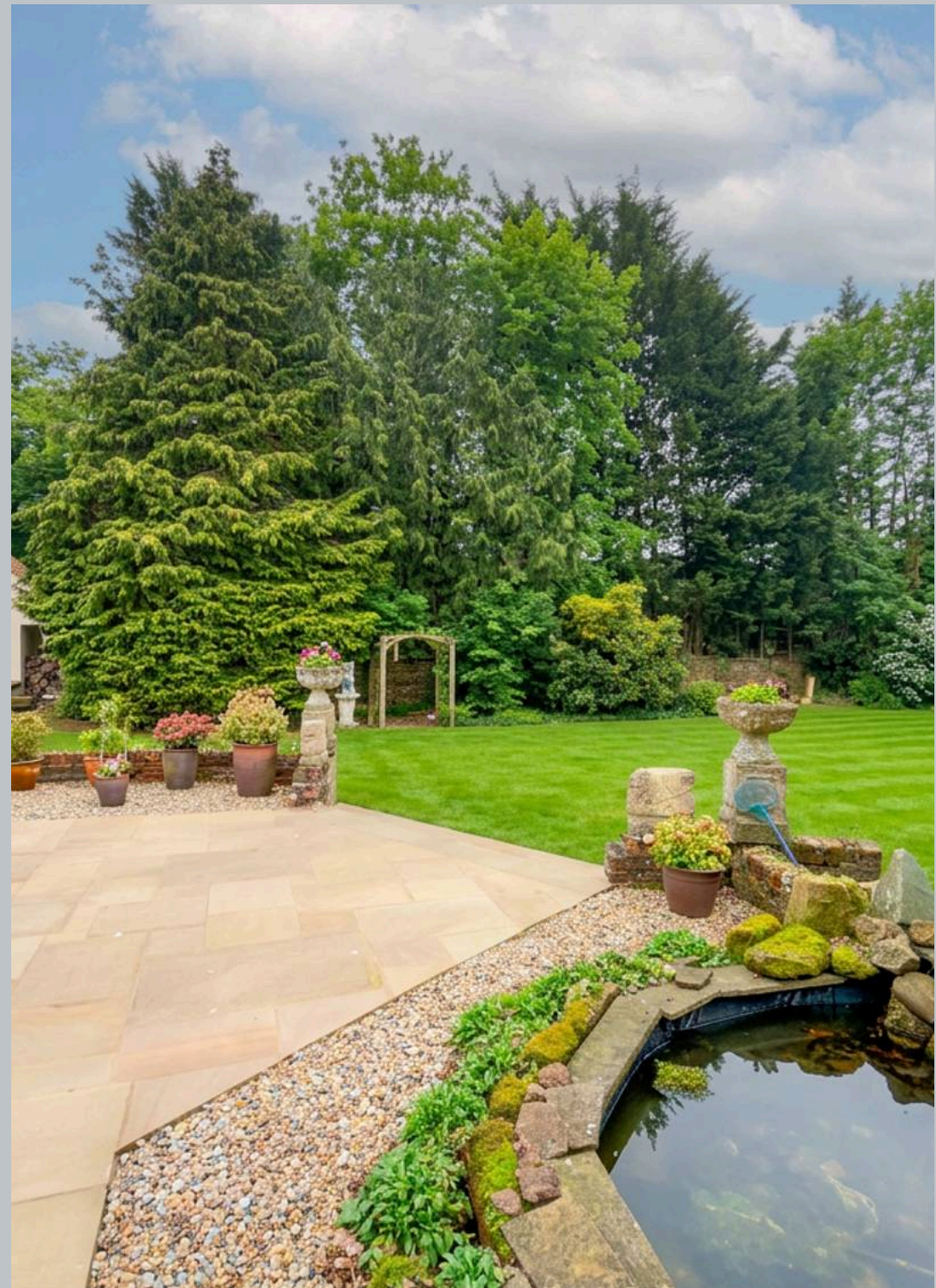
Outside, the walled garden is a considerable asset, mainly laid to lawn, with established beds, mature trees around the perimeter, and a large elevated patio well-positioned for the afternoon sun. The double garage offers genuine workshop potential: 6.25m by 6.10m with power, lighting and eaves storage, plus a further storage room to the rear measuring 4.35m by 2.90m, with ample parking in front.

The Cathedral City of Ripon is a short drive for everyday amenities, schooling and transport links. Pateley Bridge and the upper dale lie to the west, with Brimham Rocks, Gouthwaite Reservoir and excellent walking and cycling country close at hand. Harrogate is within comfortable reach to the south.

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Character Property
- Large Walled Garden
- Double Garage with Workshop





Hall

A useful front porch provides a practical entrance area, ideal for coats, shoes, and everyday storage.

Dining Room

12' 4" x 15' 2" (3.77m x 4.62m)

The dining room is a bright and welcoming space featuring a dual aspect, with windows to both the front and side allowing plenty of natural light. The room includes a log-burning stove set within an inglenook fireplace, creating a charming focal point, along with fitted storage.

Living Room

17' 3" x 13' 1" (5.26m x 4.00m)

A welcoming reception room centred around an electric stove, offering a cosy focal point. A window to the front provides pleasant natural light and views, creating a comfortable and relaxing living space.

Dining Kitchen

15' 5" x 14' 10" (4.69m x 4.53m)

A spacious and well-appointed kitchen featuring a stone tiled floor and attractive wooden worktops complemented by a fitted wooden kitchen. The room is equipped with an electric oven, microwave, and induction hob, making it ideal for modern living. Illuminated cabinetry and glass detailing add a stylish touch, while wooden French doors open directly to the outside, allowing natural light to fill the space and providing easy access to the garden.

Downstairs Toilet

4' 7" x 3' 11" (1.39m x 1.20m)

The cloakroom benefits from a window to the side, and is fitted with a chrome radiator and wash basin

Study/Snug

14' 7" x 8' 0" (4.44m x 2.45m)

A bright and characterful office space with French doors, Velux roof windows, and an attractive beamed ceiling, creating an inspiring environment ideal for home working, hobbies, or a quiet reading room.



Landing

The landing offers access to all first floor rooms and benefits from a light tunnel, helping to bring natural light into the space.

Principle Bedroom

15' 1" x 11' 3" (4.60m x 3.44m)

The principal bedroom is a spacious double room with a window overlooking the front of the property and fitted storage.

Ensuite Shower Room

7' 4" x 6' 7" (2.23m x 2.00m)

The en-suite shower room features a window to the side, vanity basin, large corner shower with dual shower heads, and a heated towel radiator

Bedroom Two

13' 7" x 10' 8" (4.15m x 3.25m)

To the front of the property with a large window and built in storage. This good size bedroom is light and spacious.

Bedroom Three

15' 7" x 11' 3" (4.74m x 3.44m)

The rear bedroom is a generously sized room, with dual aspect windows that provide plenty of natural light. Additional features include wooden flooring and a built-in storage cupboard.

Bedroom Four

10' 0" x 6' 9" (3.05m x 2.05m)

Bedroom Four features characterful beamed ceilings and a window to the side,

House Bathroom

7' 1" x 6' 9" (2.15m x 2.07m)

The house bathroom is finished with stone flooring and a heated towel radiator. A window to the side provides natural light, and the suite includes a corner bath with an overhead shower.



GARDEN

The large walled garden is mainly laid to lawn with established beds and trees around the perimeter. The large elevated patio is a lovely place to enjoy the summer sunshine.

GARAGE

Double Garage

The large double garage measures 6.25m x 6.10m and benefits from power, lighting and plenty of eaves storage. There is an additional storage room behind, of 4.35 x 2.90





▼ Ground Floor

TOTAL AREA: 150.96 m² · LIVING AREA: 29.71 m² · ROOMS: 11

Bumblebee Cottage

SUBMITTED BY
Nove Property
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01845470047

CREATED ON
2026-03-05

DETAILS
Total area: 223.26 m²
Living area: 102.00 m²
Floors: 2
Rooms: 22



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▼ 1st Floor

TOTAL AREA: 72.30 m² · LIVING AREA: 72.30 m² · ROOMS: 11

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