

MOWBRAY LODGE CHURCH STREET

Kirkby Malzeard, Ripon, HG4 3RT

GSC GRAYS

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Mowbray Lodge is a fine example of a period village residence offering over 2,700sqft of immaculate accommodation positioned in a private position on the edge of the popular village of Kirkby Malzeard. Refurbished to exacting standards, the home has delightful riverside gardens and is positioned within the catchment area for Ripon Grammar school.

Superb detached village residence
Positioned on the edge of this sought after village
Offering over 2,700 sqft of accommodation
Immaculate throughout
Five bedrooms and three bathrooms
Ripon Grammar Catchment area
Stunning riverside gardens
Perfect for families

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Mowbray Lodge

Mowbray Lodge is tucked away in a discreet location on the edge of the picturesque and sought-after village of Kirkby Malzeard and is approached via an impressive stone gated entrance leading to a gravel drive with private parking and garaging. The property is believed to date back to the late 19th century and features impressive Dutch Gables with a mellow stone and render façade. The reception rooms have excellent proportions with generous ceiling heights and plenty of natural light and the period features blend seamlessly with the contemporary additions such as the replaced kitchen and beautiful bathrooms.

Briefly comprising on the ground floor: entrance vestibule, entrance porch/boot room, inner hallway, drawing room, family room, sitting room, garden room, stunning open plan dining kitchen with beautiful lantern roof and bifold doors to two aspects overlooking the gardens, utility room and cloakroom.

To the first floor: A staircase from the inner hall leads to the generous first floor landing and onto the bedrooms. These include a comprising a stylish principal bedroom suite which includes a dual aspect bedroom, walk in wardrobe and ensuite shower room, ensuite guest bedroom three further double bedrooms and house bathroom. The bathrooms have been skilfully updated and enhanced and are a stunning addition to the home.

Outside

The delightful gardens and grounds are a particular feature wrapping around the property offering a unique proposition, particularly when coupled with the immediate surrounds and river wildlife. The current owners have meticulously updated and redesigned the formal gardens to the easterly aspect and this space is truly magical. There is a large Victorian style greenhouse/potting shed and further store. The patios to the side of the house allow this outside space to flow into the home and provides a fabulous area for alfresco dining. To the rear are extensive lawns and this space is ideal for families and children's play equipment.

The gated driveway leads to the detached stone built garage and there is parking for several vehicles.

Situations and Amenities

Mowbray Lodge is situated on the edge of a picturesque and highly desirable village of Kirkby Malzeard. The village enjoys a vibrant and varied community and boasts a range of local amenities including a Church of England primary school, Church, Methodist Chapel, popular village inn, an award winning butchers, a fish & chip shop, general store, village hall, doctors surgery, garage with card payment petrol pump.

This pretty North Yorkshire village has much to offer, being beautifully situation in the Nidderdale Area of Outstanding Natural Beauty. The property is situated 4 miles south of the thriving market town of Masham offering a wide range of amenities and 6 miles north of Ripon. The village offers easy access to the Yorkshire Dales and Moors with many National Trust attractions including Studley Royal Deer Park and Founds Abbey World Heritage Site.

Ripon boasts a weekly market, a wide variety of shops and supermarkets, together with many public houses and restaurants, p.us a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School. The Spa town of Harrogate, historic city of York and cosmopolitan Leeds, are all within daily community distance. There are a number of independent schools in the area including Cundall Manor and Queen Mary's. Mowbray Lodge is in the catchment area for the highly regarded Ripon Grammar School.

Mainline railway stations are at Northallerton, Thirsk and Harrogate and offer a regular direct services to London Kings Cross and Edinburgh.

The Appeal of our Home - The Owners' Insight

As a family of five who love the outdoors, we have absolutely loved the way this home has allowed us to live over the past five years. The wraparound garden has been a real joy — giving the children the freedom to run in and out, play and explore, while still having plenty of space for us to relax and enjoy the outdoors together. We're right on the edge of the village, so everything we need is wonderfully close by - just two minutes up to the school and three minutes to the village shop and pub, yet our position feels wonderfully private and tucked away. Sitting out on the patio is especially peaceful and secluded, with little more than the sound of tawny owls to accompany you.

Inside, the house has been a gorgeous place to live, full of character and charm, spacious enough for a family of five, but still wonderfully cosy, with beautiful beams and wood-burning stoves. We've also really enjoyed making the house our own and bringing it up to a more luxurious standard, including creating a new kitchen and adding two new bathrooms. It has been a real pleasure to thoughtfully update the house while retaining the character and warmth that made us fall in love with it in the first place. It's a home that has given us both space and togetherness, and one that we will be very sad to leave.

Services and Other Information

Oil central heating, Mains electricity and water, private water treatment plant.





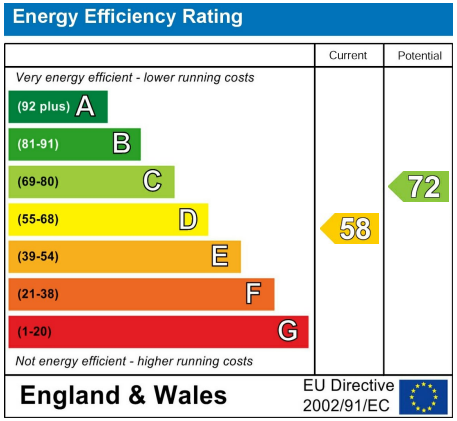


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Approx. Gross Internal Floor Area 2911 sq. ft / 270.43 sq. m (Excluding Garage)

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

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