



8 CATHEDRAL CLOSE

RIPON | NORTH YORKSHIRE | HG4 1ND

8 Cathedral Close is an attractive detached family house occupying a truly exceptional position in the heart of Ripon, tucked away in the shadow of the magnificent Ripon Cathedral and within easy walking distance of the city centre. Constructed in handsome mellow stone beneath a traditional tiled roof, the property enjoys a peaceful and highly sought-after setting surrounded by mature gardens and established trees, with delightful views from the rear to the cathedral.

The property offers a rare opportunity for a purchaser to undertake a programme of updating and renovation, creating what could become a superb long-term family home in one of city's most desirable locations. The accommodation is light, spacious and well-proportioned throughout, extending over two floors with excellent potential for reconfiguration and enhancement to suit modern family living.

Externally, the property benefits from a private driveway, integral garage and generous mature gardens to the front and rear, which provide an excellent degree of privacy and shelter. The rear gardens enjoy a wonderful leafy backdrop and create a peaceful environment despite being so centrally located.

Ripon is a historic and highly regarded cathedral city offering an excellent range of amenities, independent shops, restaurants and schooling, together with convenient access to the A1(M) for travel further afield. Properties in Cathedral Close are rarely available and the combination of such a prestigious setting, generous gardens and huge scope for improvement makes 8 Cathedral Close an exciting opportunity for prospective purchasers.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Breakfast kitchen
- Cloakroom

MEZZANINE FLOOR

- Guest Bedroom

FIRST FLOOR

- Landing
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Study
- House bathroom

EXTERIOR

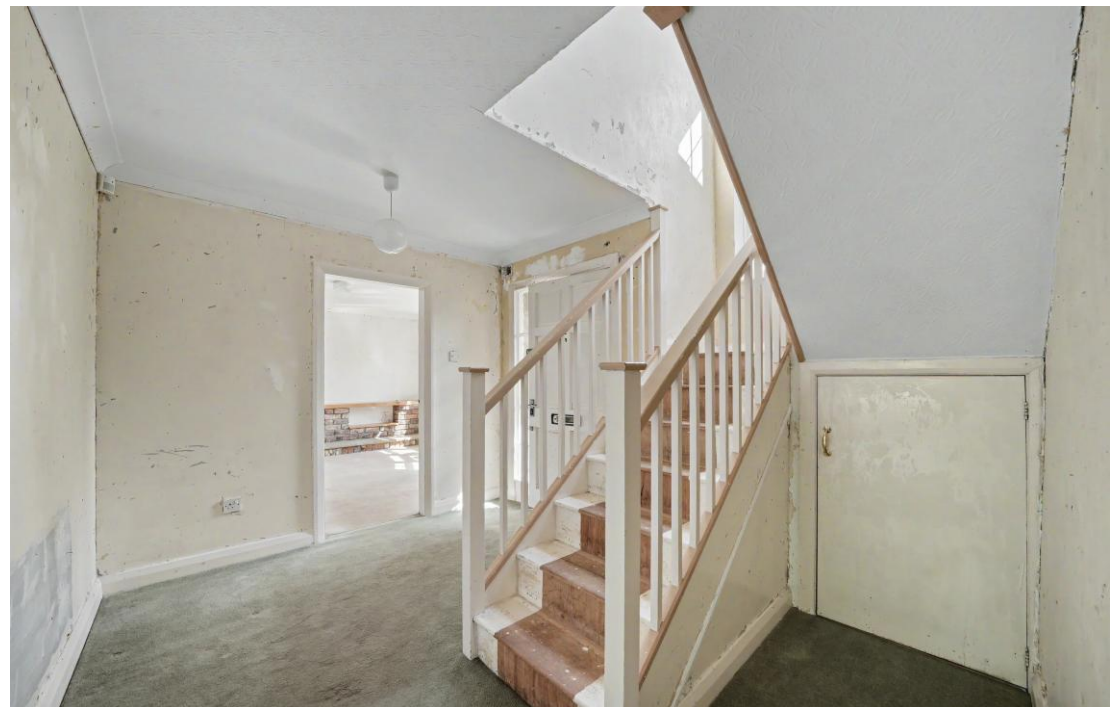
- Established gardens and grounds
- Attached double garage
- Private drive
- Off-road parking
- Stone flagged terrace



The property opens into a spacious reception hall which immediately conveys the light and airy nature of the accommodation. A central staircase rises to the first floor beneath a part galleried landing, with a large window on the half landing allowing for an excellent degree of natural light and pleasant views across the surrounding greenery.

The hallway offers generous proportions and provides access to the principal ground floor reception rooms, presenting an excellent opportunity for refurbishment and enhancement to create an impressive entrance to the house. A useful cloakroom is positioned just off the hallway, together with understairs storage, further adding to the practicality of the space.

From the landing, there is also access to a particularly large bedroom or highly flexible additional room positioned above the garage, offering excellent potential for a guest suite, home office, studio or further family accommodation.



The sitting room is an impressively proportioned double aspect reception room, enjoying an excellent degree of natural light from large windows to both elevations overlooking the gardens. Generous in scale, the room offers superb potential for refurbishment and provides an ideal space for both formal entertaining and everyday family living.

A substantial exposed brick chimney breast with open fireplace currently forms a focal point to the room. The room's size and layout offer considerable flexibility for a future purchaser to create a striking and contemporary living space whilst taking full advantage of the lovely garden outlooks.



The dining room is a well-proportioned reception space positioned adjacent to the kitchen, enjoying a pleasant outlook across the gardens through glazed French doors which open directly onto the terrace, creating an excellent connection between the indoor and outdoor living spaces.

The room offers excellent potential for modernisation and reconfiguration and, subject to the necessary alterations, could readily be opened through into the adjoining kitchen to create a superb open-plan kitchen and dining space ideally suited to contemporary family living and entertaining.



The kitchen is a bright and functional space overlooking the gardens, fitted with a range of base and wall mounted units together with generous work surface areas and space for freestanding appliances. A large window above the sink allows for an excellent degree of natural light whilst enjoying attractive views across the mature greenery beyond.

The room is well-proportioned and offers excellent scope for updating and redesign, with considerable potential to create a superb contemporary kitchen for modern family living. A glazed external door provides direct access outside and as previously mentioned, the adjoining dining room offers the opportunity to create an impressive open-plan kitchen and dining space, subject to the necessary alterations.



The first-floor landing is light and spacious in feel, centred around a part galleried staircase with a large picture window on the half landing allowing natural light to flood the space whilst enjoying pleasant views across the surrounding gardens and greenery. The landing provides access to the bedroom accommodation and further highlights the excellent proportions found throughout the house.

The generous layout also enhances the sense of flexibility within the property, including access to the substantial room positioned above the garage, which could serve a variety of purposes including additional bedroom accommodation, a home office or hobby room.



The principal bedroom is a particularly spacious suite extending through a wide archway into an adjoining dressing area, creating a flexible and well-proportioned arrangement with excellent potential for modernisation. Large windows overlook the mature gardens and surrounding greenery, allowing for an abundance of natural light whilst creating an attractive and peaceful outlook. Extensive fitted wardrobes provide excellent built-in storage and further enhance the practicality of the accommodation.

The en-suite shower room has been more recently updated and is fitted with a contemporary suite comprising a walk-in shower, wash hand basin with fitted storage, WC and heated towel rail, all complemented by modern tiled walls and a bright, clean finish.



Positioned above the garage and accessed from the mezzanine landing, this substantial additional bedroom is generous in scale and enjoys an excellent degree of natural light from a large window overlooking the surrounding gardens and greenery. The room offers highly flexible accommodation and could equally serve as a guest suite, home office, studio or hobbies room depending on a purchaser's individual requirements.

Its impressive proportions further enhance the versatility of the house and provide excellent potential for future reconfiguration or enhancement as part of a wider programme of refurbishment.





There are two further well-proportioned bedrooms, both enjoying attractive outlooks across the surrounding gardens and greenery, together with good levels of natural light. The rooms offer comfortable family or guest accommodation and, like the rest of the house, provide excellent scope for cosmetic updating and personalisation.

A separate study provides a useful additional space ideally suited to home working.

The house bathroom is fitted with a modern white suite comprising a panelled bath with shower over, wash hand basin, WC and heated towel rail. The room is finished with contemporary wall tiling and serves the additional bedrooms.



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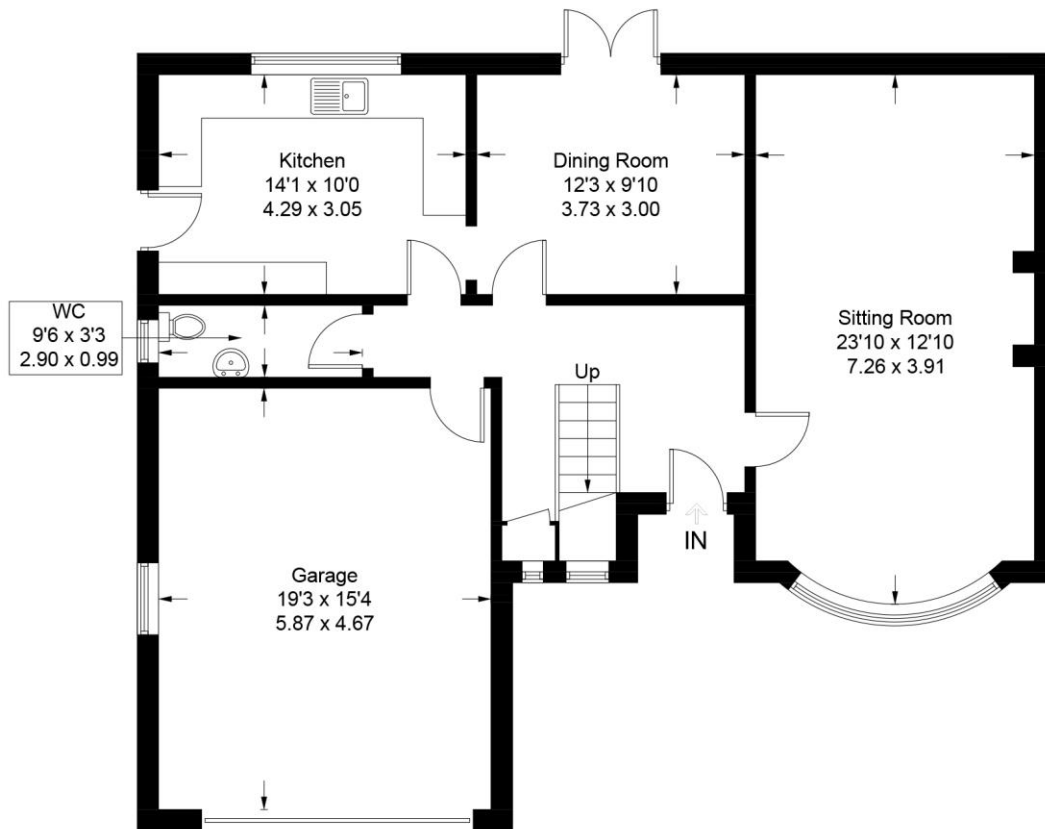


Approximate Gross Internal Area (Including Garage)

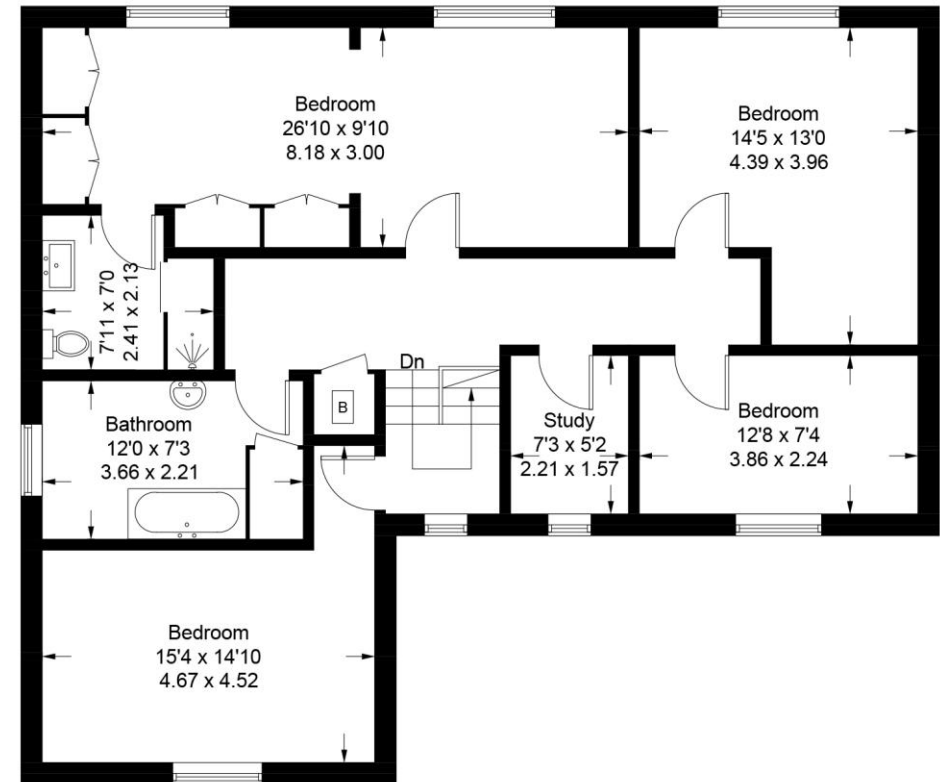
Ground Floor = 1061 sq ft / 98.6 sq m

First Floor = 1062 sq ft / 98.7 sq m

Total = 2123 sq ft / 197.3 sq m



Ground Floor



First Floor

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



GARDEN AND GROUNDS

The principal gardens form a particularly attractive feature of the property, extending predominantly to the rear and creating a wonderfully private and established setting. Mature hedging, ornamental shrubs and specimen trees combine to provide a high degree of seclusion together with year-round colour and interest.

The main garden is laid principally to lawn, bordered by well-stocked beds and a variety of mature planting which creates a peaceful and sheltered environment. Beyond the formal lawned garden lies a delightful wooded area, giving the grounds a far more extensive and natural feel. This section of the garden is interspersed with mature trees, ivy-clad ground cover and winding informal pathways, creating a tranquil woodland atmosphere rarely found within such a central position. Subject to a purchaser's preferences, this area could also be incorporated into the principal gardens to create a larger open garden space if desired.

A particularly notable aspect of the gardens is the striking outlook towards Ripon Cathedral, whose impressive tower and architectural detailing form a beautiful backdrop beyond the mature trees, adding greatly to the character and setting of the property.



Immediately adjoining the rear elevation of the house is a substantial stone-flagged terrace, ideally positioned to enjoy the attractive outlook across the principal gardens and surrounding mature planting. Extending across much of the rear of the property, the terrace provides an excellent space for outdoor dining, entertaining and seating areas, with direct access from the house via glazed doors.

Raised stone-edged borders planted with a variety of shrubs, herbaceous planting and seasonal flowers soften the edges of the terrace and create an attractive transition between the house and the lawned gardens beyond. The terrace enjoys a wonderfully private and sheltered setting, enclosed by established planting and mature trees which contribute greatly to the peaceful atmosphere. From here, there are beautiful views back across the gardens towards the wooded area and, beyond the trees, the striking backdrop of Ripon Cathedral.



LOCATION



The historic cathedral city of Ripon is a vibrant and welcoming hub, offering an excellent range of amenities to suit all lifestyles. Its bustling market square and characterful high street feature a mix of independent shops and well-known retailers, alongside a wide choice of cafés, restaurants and traditional pubs. Leisure provision is strong, with a modern leisure centre including a swimming pool, gym and fitness classes, as well as numerous local sports clubs covering cricket, rugby, football, tennis and golf. One of Ripon’s key attractions is its close connection to the outdoors, with attractive countryside and scenic walks easily accessible from the doorstep. Quiet lanes, riverside paths and surrounding green spaces make it ideal for walking, whether enjoying a short stroll into the city centre or longer rambles through the surrounding landscape.

At the heart of the city stands Ripon Cathedral, a magnificent Grade I listed landmark with origins dating back to the 7th century. Known for its Gothic architecture, intricate carvings and striking stained-glass windows, it remains a focal point for worship, concerts and community events throughout the year.

Nearby, the UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden offers a spectacular setting to explore. The dramatic abbey ruins sit within beautifully landscaped gardens of lakes, waterfalls and sweeping parkland, with the surrounding Studley Royal deer park home to herds of Red, Sika and Fallow deer.

Ripon’s central location also provides easy access to some of Yorkshire’s most popular destinations. The Yorkshire Dales National Park is within comfortable reach for outdoor pursuits, while the historic city of York and the elegant spa town of Harrogate are both readily accessible for shopping, dining and cultural attractions.

Ripon offers a selection of well-regarded primary schools. Ripon Cathedral Church of England Primary School is a Good-rated school with Christian values and close links to Ripon Cathedral.

Similarly, Holy Trinity Church of England Junior School holds an Outstanding Ofsted rating, known for its high academic standards, excellent pastoral care, and rich extracurricular programmes.

For families seeking a community-focused school, Greystone Community Primary School and Moorside Primary School & Nursery provide inclusive learning environments. St. Wilfrid’s Catholic Primary School provides a Good-rated environment rooted in Catholic values, with small class sizes and strong community engagement.

Ripon’s primary schools are known for their strong community spirit, high-quality teaching, and excellent opportunities for outdoor learning, arts, and sports. Many also offer nursery provision, making them ideal for early years education.

Secondary Schools

Ripon, is home to several notable secondary schools, including Ripon Grammar School, a prestigious co-educational, selective grammar school. It offers both day and boarding options for students aged 11 to 18 and is recognised for its academic excellence, extracurricular activities, and strong performance in national rankings. Outwood Academy Ripon is a mixed secondary school for students aged 11 to 16, part of the Outwood Grange Academies Trust. Mowbray School serves students with special educational needs, providing individual support to help them succeed. Located on Harrogate Road, the school is dedicated to meeting the diverse learning needs of its students.

city to surrounding areas. The A61 is the primary road running through Ripon, connecting the city to Harrogate to the south and extending north towards Bedale and Northallerton. This road is a key route for traffic traveling between these towns and is central to Ripon’s connectivity.

The A168 runs to the east of Ripon, offering an important link to the A1(M) motorway. This road provides easy access for travellers heading south or northeast, with direct connections to the cities of York, Leeds, and Newcastle.

Though not passing directly through Ripon, the A1(M) motorway is easily accessible via the A168, offering fast routes to major cities in the region. Additionally, the B6265 runs west from Ripon, linking the city to Pateley Bridge and the scenic Nidderdale area, making it an important road for local travel. Together, these road networks ensure Ripon remains easily accessible, connecting it to neighbouring towns, cities, and major regional highways.

Trains

The closest station is Harrogate Railway Station, offering regular services to Leeds, York and London.

There are two further train stations in Ripon's vicinity - Northallerton and Thirsk - both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh.

Airports: The nearest airport to Ripon is Leeds Bradford Airport. LBA offers a range of domestic and European flights.



EDUCATION

Primary Schools

TRANSPORT LINKS

Roads

Ripon is well-connected by a network of roads that link the



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Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

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. Gas 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 Certificate: Rating D.: 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: A1(M) 4 miles, Harrogate 10 miles, Thirsk 12 miles, Northallerton 15 miles, York 22 miles, Leeds 26 miles, (All mileages are approximate)

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