



RIBSTON GRANGE

KNARESBOROUGH ROAD | LITTLE RIBSTON | WETHERBY | LS22 4ET

Ribston Grange is an impressive village house occupying an idyllic setting on the edge of the highly regarded village of Little Ribston, enjoying breathtaking views across the picturesque North Yorkshire countryside and the meandering River Nidd. Constructed about 1980 in a sympathetic period style using attractive mellow stone beneath traditional pantile roofs, the property combines timeless character with versatile and well-balanced accommodation, all set within wonderfully mature gardens and grounds.

Approached via a stone-paved driveway providing generous private parking together with garaging, the house immediately conveys a sense of peace, privacy and understated quality. The accommodation is both welcoming and adaptable, arranged predominantly over one level with a wonderful connection between the principal reception spaces and the gardens beyond. Large windows and glazed doors frame spectacular long-distance rural views whilst flooding the interiors with natural light throughout the day.

Externally, the beautifully landscaped gardens have been carefully designed and lovingly maintained, combining sweeping lawns, deep herbaceous borders, mature hedging, ornamental shrubs and established trees to create a series of attractive and private outdoor spaces. Stone terraces positioned around the house provide ideal areas for outdoor dining and entertaining whilst taking full advantage of the exceptional countryside views.

A particular feature of Ribston Grange is its remarkable setting. Beyond the gardens, the land falls away towards the River Nidd and surrounding pastureland, creating an ever-changing backdrop of rolling countryside, mature woodland and open skies. The combination of privacy, far-reaching views and direct connection to the surrounding landscape is exceptionally rare, giving the property a wonderfully peaceful atmosphere whilst remaining conveniently accessible to nearby market towns and transport links.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Inner hall
- Open plan dining kitchen
- Snug
- Study
- Utility room
- Cloakroom
- Guest bedroom with en-suite shower room
- Two further bedrooms
- House bathroom

LOWER GROUND

- Principal bedroom with en-suite shower and bathroom

EXTERIOR

- Double garage with adjoining log store and bicycle shed
- Single garage
- Driveway with parking for several vehicles
- Front garden
- Principal gardens to rear
- Natural stone dining and entertaining terraces
- Greenhouse
- Vegetable beds
- Stunning views





RECEPTION HALL, SITTING ROOM AND DINING AREA

The principal reception areas of Ribston Grange create a striking and highly individual living environment, centred around a magnificent open-plan reception hall and sitting room of exceptional scale and character. Arranged across subtly split levels beneath a dramatic vaulted ceiling, the space is defined by an impressive series of exposed structural timbers and trusses which give the interior immense warmth, texture and architectural presence.

The reception hall forms a wonderful introduction to the house, with broad timber steps rising to the principal sitting room and dining areas, creating a superb sense of openness and flow throughout the accommodation. Natural Maple flooring, exposed oak beams and carefully positioned lighting further enhance the character and atmosphere of the space.

The elevated sitting room is particularly impressive, enjoying a spectacular vaulted ceiling together with large picture windows and glazed doors framing far-reaching views across the gardens, surrounding countryside and River Nidd beyond. Flooded with natural light throughout the day, the room provides an exceptional principal living and entertaining space whilst retaining an inviting and comfortable atmosphere.

The dining area enjoys a similarly attractive outlook with glazed doors opening directly onto the terrace and gardens, creating an excellent connection between the indoor and outdoor living spaces. The arrangement of the reception areas provides tremendous versatility for both everyday family living and larger scale entertaining, whilst the extensive use of exposed timbers throughout gives the interiors a unique and timeless character.

In addition to the impressive principal reception rooms, the property also benefits from a useful study, providing an ideal space for home working or quieter reading and office use. A cloakroom is conveniently positioned nearby and fitted with WC and wash basin facilities, enhancing the practicality of the ground floor accommodation.





DINING KITCHEN

The dining kitchen (designed by Jeremy Wood in Wetherby and installed in 2015) is a wonderfully warm and characterful space, combining the charm of traditional country house styling with excellent everyday practicality. Exposed structural timbers and beams feature prominently throughout, complemented by natural timber flooring and large windows which fill the room with light whilst framing attractive views across the gardens and surrounding countryside.

At the heart of the kitchen is a substantial central island with polished granite work surfaces, incorporating integrated appliances together with an informal breakfast bar area, creating an ideal focal point for both cooking and socialising. Bespoke cabinetry provides excellent storage, whilst the generous arrangement of work surfaces and integrated appliances ensures the space functions equally well for family life and entertaining.

Adjoining the kitchen is a spacious dining area with ample room for a large table and chairs, positioned beside a wide bay window overlooking the courtyard and gardens beyond. The open-plan layout creates a highly sociable atmosphere, whilst the extensive use of exposed beams and natural materials continues the distinctive character found throughout the house.

Positioned just off the kitchen is a particularly useful utility room, providing additional storage, laundry facilities and valuable ancillary space, helping to keep the main kitchen areas both practical and uncluttered for everyday living.



FAMILYROOM/SNUG

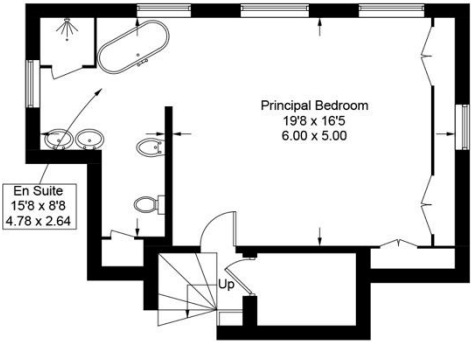
The family room/snug provides a wonderfully cosy and inviting retreat, perfectly suited for more informal everyday living. Rich in character, the room features exposed ceiling timbers, attractive maple flooring and a charming brick fireplace housing a wood-burning stove, creating a warm and welcoming focal point.

French doors open directly onto the terrace and gardens beyond, allowing the room to enjoy an excellent connection to the outdoor spaces together with attractive countryside views. A large window further enhances the sense of light, whilst the soft décor and traditional detailing combine to create a particularly comfortable and relaxing atmosphere. Positioned conveniently adjacent to the kitchen, the snug offers excellent versatility and works equally well as a secondary sitting room, reading room or informal family space.

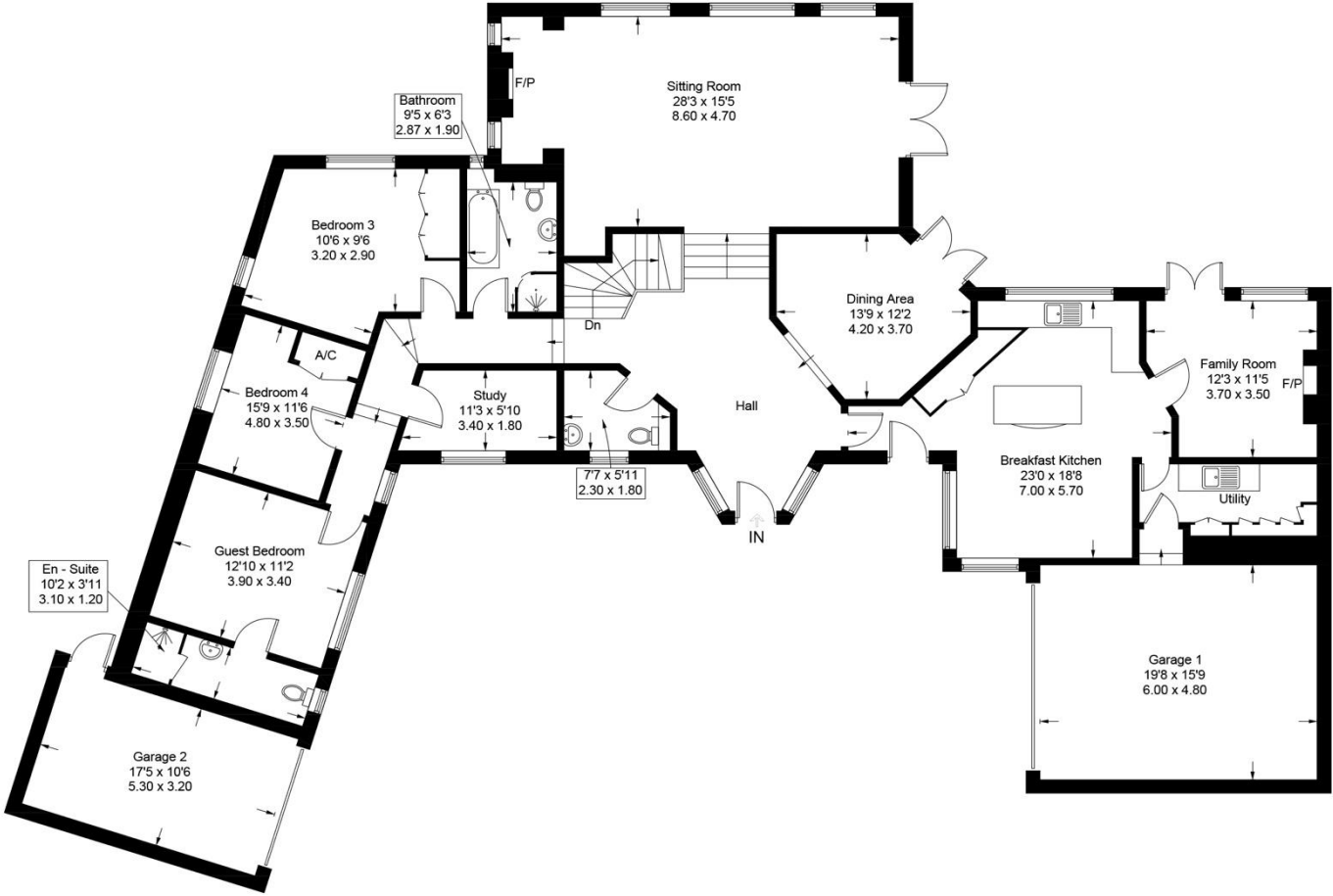


Ribston Grange, Knaresborough Road, Little Ribston, LS22 4ET

Approximate Gross Internal Area
 Lower Ground Floor = 538 sq ft / 50.0 sq m
 Ground Floor = 2419 sq ft / 224.7 sq m
 (Including Garage 1)
 Garage 2 = 184 sq ft / 17.1 sq m
 Total = 3141 sq ft / 291.8 sq m



Lower Ground Floor



Ground Floor

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



PRINCIPAL SUITE

The principal bedroom suite forms a wonderfully secluded and highly individual retreat within the house. The arrangement creates a sense of privacy and separation, enhancing the peaceful atmosphere of the accommodation.

The bedroom itself is a space of exceptional scale and character, enjoying panoramic views across the gardens, surrounding countryside and River Nidd beyond. A striking arrangement of exposed structural timbers and beams gives the room tremendous warmth and architectural presence, whilst a series of large picture windows flood the interior with natural light and perfectly frame the outstanding rural outlook.

The space provides extensive space for both sleeping and seating areas, complemented by a range of fitted wardrobes and integrated dressing furniture. The combination of exposed timbers, soft neutral tones and uninterrupted countryside views creates a wonderfully calm and atmospheric principal suite.

Open-plan to the bedroom is the en-suite bathroom, well appointed with extensive natural stone tiling and fitted with a freestanding bath positioned to enjoy the exceptional views, together with a separate walk-in shower cubicle, twin wash basins and WC.



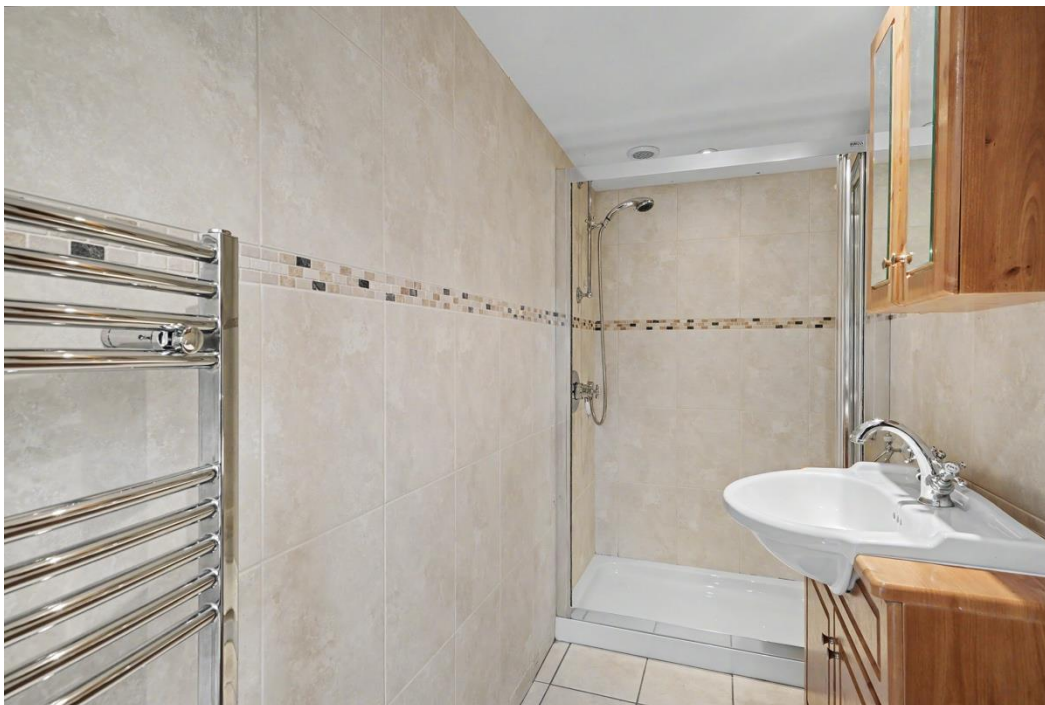


GUEST SUITE

The guest bedroom suite provides attractive and comfortable secondary accommodation, ideal for visiting family and guests. Well presented throughout, the bedroom enjoys considerable character with exposed beams and vaulted ceilings adding warmth and architectural interest, whilst soft neutral décor creates a calm and restful atmosphere.

The room is well proportioned and complemented by a modern en suite shower room, attractively appointed with contemporary tiling and fitted with a shower enclosure, wash basin and WC.

The arrangement offers excellent flexibility for guests whilst continuing the distinctive blend of character and comfort found throughout Ribston Grange.



TWO FURTHER DOUBLE BEDROOMS

The two further double bedrooms are both attractive and well-proportioned rooms, each continuing the distinctive character found throughout Ribston Grange with exposed beams, vaulted ceilings and soft neutral décor creating warm and comfortable accommodation.

Both bedrooms enjoy a peaceful atmosphere and provide excellent flexibility for family living or visiting guests, with ample space for bedroom furniture together with pleasant outlooks across the surrounding gardens. The exposed structural timbers add considerable charm and architectural interest, whilst the generous proportions ensure the rooms feel both bright and welcoming.

The bedrooms are served by the nearby house bathroom facilities and together provide excellent additional accommodation, complementing the more secluded principal and guest bedroom suites.



HOUSE BATHROOM

The house bathroom is attractively appointed and well-proportioned, fitted with a white suite comprising a panelled bath, separate glazed shower enclosure, pedestal wash basin and WC. Complemented by warm-toned tiling and timber-effect flooring, the room offers both practicality and comfort whilst maintaining the characterful feel of the property.

Exposed beams add further charm and architectural interest, whilst recessed lighting and a window providing natural light create a bright and welcoming atmosphere. The bathroom serves the additional bedrooms and is ideally suited for both family living and guest accommodation.



LOCATION



LITTLE RIBSTON

Little Ribston is a picturesque and sought-after village situated between Wetherby and Knaresborough, lying close to the banks of the River Nidd within beautiful rolling Yorkshire countryside. The village enjoys a peaceful and rural setting whilst remaining conveniently placed for access to the A1(M), Harrogate, Leeds and York.

The surrounding countryside is characterised by mature woodland, open farmland and the historic parkland of Ribston Hall, a significant country estate with origins dating back to the 17th century and contributes greatly to the village's picturesque character and sense of heritage.

Despite its tranquil rural feel, Little Ribston is well connected. The village lies approximately 4 miles north of Wetherby, around 3 miles south-east of Knaresborough and within comfortable commuting distance of Harrogate and Leeds. The nearby A1(M) provides excellent road links both north and south.

The village itself retains a charming and unspoilt atmosphere, with a collection of attractive period cottages, farmhouses and individual homes arranged along quiet country lanes. The wider area offers excellent access to walking, cycling and outdoor pursuits, together with nearby pubs, schools and everyday amenities in neighbouring villages including Spofforth and Kirk Deighton.

Little Ribston also has a small but active cricket club and benefits from a strong sense of community, making it a particularly desirable village for those seeking a peaceful North Yorkshire setting whilst remaining highly accessible for regional centres.

KNARESBOROUGH

The historic market town of Knaresborough lies approximately 3 miles to the south-east and provides a range of amenities including shops, cafés, restaurants, supermarkets and leisure facilities.

Knaresborough is renowned for its charming riverside setting, dramatic viaduct and historic marketplace. The town also offers regular rail services to both York and Leeds, making the area highly accessible for commuters whilst retaining a wonderfully rural and peaceful environment.

The surrounding area is well known for its beautiful rolling countryside and excellent walking and riding opportunities, with the nearby spa town of Harrogate also readily accessible, offering a broader range of shopping, dining and cultural amenities. For day-to-day conveniences, St James Retail Park provides a particularly useful range of national retailers, further enhancing the practicality of the location.

WETHERBY

Little Ribston is also conveniently positioned for access to the market town of Wetherby. Renowned for its attractive Georgian architecture and excellent range of amenities, Wetherby offers an extensive selection of independent shops, cafés, restaurants, supermarkets and leisure facilities together with highly regarded schooling.

The town is particularly well placed for commuters, with immediate access to the A1(M) providing excellent connectivity to Leeds, York and the wider regional motorway network.

Wetherby combines a vibrant and active community atmosphere with the charm of a traditional Yorkshire market town, making it an extremely popular and convenient nearby centre for residents of Little Ribston.

EDUCATION

Little Ribston and the surrounding area are well regarded for the excellent range of educational opportunities available across both the state and independent sectors, making the area particularly popular with families. There are a number of highly regarded primary and secondary schools within convenient reach, including schools in Knaresborough, Wetherby and Harrogate, together with an excellent selection of independent schools such as Queen Ethelburga's Collegiate, Ashville College and The Grammar School at Leeds.

SPORTS, RECREATION & LEISURE

Little Ribston is ideally positioned for access to an excellent range of sports, leisure and recreational facilities across North Yorkshire. The surrounding countryside provides superb opportunities for walking, cycling and riding, whilst nearby riverside walks along the River Nidd and the Yorkshire Dales offer exceptional opportunities for outdoor pursuits throughout the year.

Wetherby, Knaresborough and Harrogate provide a wide selection of leisure amenities including gyms, swimming pools, tennis clubs and golf courses, together with an excellent range of restaurants, cafés, theatres and cultural events.

TRANSPORT LINKS

ROADS

The village enjoys a highly convenient position within easy reach of the region's principal road networks, making it well placed for both commuting and wider travel. The nearby A1(M) provides excellent north and southbound connections linking quickly to Wetherby, Leeds, York and the national motorway network, whilst the A59 offers direct routes towards Harrogate and York. Leeds Bradford Airport is also readily accessible, providing an excellent range of domestic and international flights. Despite its peaceful rural setting, Little Ribston remains exceptionally well connected to the surrounding commercial centres and transport infrastructure.

TRAINS

The nearby stations at Knaresborough railway station and Cattel railway station are both readily accessible and offer regular services along the Harrogate Line connecting to York, Harrogate and Leeds.

For more extensive rail services, Harrogate railway station provides regular direct services to Leeds and York together with direct London Kings Cross services operated by LNER, making the area highly convenient for both commuting and longer-distance travel.

AIRPORTS

Leeds Bradford Airport lies approximately 30 minutes to the south-west and provides an extensive range of domestic and international flights, making it highly convenient for both business and leisure travel.

In addition, Teesside International Airport, Manchester Airport and Newcastle International Airport are all accessible via the nearby motorway network, offering a wider range of national and international destinations. The excellent accessibility to major road and rail links further enhances the convenience of the location for regular travellers and commuters alike.





SETTING

Ribston Grange occupies a truly outstanding position on the edge of Little Ribston, enjoying a good degree of privacy together with magnificent far-reaching views across the surrounding countryside, the River Nidd and the onto the Vale of York landscape beyond. The setting is one of the property's most special features, combining the convenience of village living with a wonderfully peaceful and unspoilt rural backdrop.

Approached through an electric gated entrance, the property opens into an attractive and beautifully enclosed courtyard which provides extensive private parking and turning space together with access to the integral garaging. Constructed in mellow stone beneath traditional pantile roofs, the buildings create an impressive arrival and immediately reflect the immense character and quality of the property.

The principal gardens and grounds lie predominantly to the rear of the house where they have been thoughtfully landscaped to take full advantage of the exceptional setting and views. Large expanses of manicured lawn are interspersed with well-stocked flower and shrub borders, ornamental planting, mature hedging and specimen trees, creating colour, structure and interest throughout the seasons.

Immediately adjoining the house is a substantial stone flagged terrace, ideally positioned for outdoor dining and entertaining whilst enjoying spectacular elevated views across the gardens and surrounding countryside. The gardens gently descend towards the river valley and provide a series of beautifully arranged seating areas from which to enjoy the peaceful setting and changing outlook throughout the day.

Positioned at the lower level of the gardens is a productive kitchen garden with raised beds, ideally suited for growing fruit, vegetables and seasonal planting. Beyond, areas of mature woodland further enhance the sense of seclusion and connection with the surrounding landscape. The combination of mature gardens, dramatic rural views and the tranquil riverside setting creates a truly rare environment, offering an exceptional lifestyle opportunity within one of North Yorkshire's most attractive locations.









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.

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: Knaresborough 3 miles, A1 (M) 3.5 miles, Wetherby 5 miles, Harrogate 7 miles, Leeds 19 miles, (All mileages are approximate)

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