

SKELL COTTAGE

5 BORRAGE GREEN LANE | RIPON | NORTH YORKSHIRE | HG4 2JH

Skell Cottage is an impressive Grade II listed period residence occupying an exceptional semi-rural position on Borrage Green Lane, within comfortable walking distance of the historic cathedral city of Ripon. Set amidst expansive, established gardens and grounds. The property enjoys a wonderfully private setting, with frontage to the River Skell and the benefit of fishing rights.

This beautiful home offers substantial and elegantly proportioned accommodation arranged over two floors, combining the architectural character and grandeur of its period origins with the comfort and versatility of modern family living. Generous reception spaces, attractive period features and well-appointed bedrooms contribute to the property's distinctive appeal.

The landscaped gardens are a particular highlight, with sweeping lawns, mature trees, colourful borders, ornamental planting and beautifully maintained topiary. Meandering pathways connect secluded seating areas and terraces, creating a series of outdoor spaces with a wonderful sense of privacy and tranquillity.

A particularly appealing feature is the delightful detached garden house, beautifully positioned within the grounds, this elegant retreat provides an idyllic setting for summer entertaining, relaxation or creative pursuits, offering a wonderful extension to the principal accommodation.

The property also benefits from an attached double garage, a substantial two-storey brick outbuilding with adjoining stores, providing excellent versatility and exciting potential for conversion, subject to the necessary planning permissions and listed building consents.

Of particular note, is a covenant protecting the adjacent field from future development, helping to preserve the property's open outlook and peaceful surroundings.

An exceptional opportunity to acquire a distinguished period residence with magnificent riverside gardens, versatile outbuildings and a truly special setting, combining the tranquillity of country living with the convenience of Ripon on the doorstep.

ACCOMMODATION

GROUND FLOOR

- Vestibule
- Reception hall
- Drawing room
- Dining room
- Snug
- Breakfast kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Guest bedroom with en-suite bathroom
- Two further double bedrooms
- House bathroom

EXTERIOR

- Expansive landscaped gardens and grounds
- Attached double garage
- Walled courtyard garden
- Two-storey brick outbuilding and attached stores
- Garden house
- Timber garden stores
- Riverside frontage

VESTIBULE AND RECEPTION HALL

An attractive vestibule with a traditional tiled floor provides a welcoming approach to the house, opening into a generously proportioned reception hall which immediately reflects the property's period character and elegant proportions. A handsome staircase with turned balustrades and polished timber handrails forms an impressive focal point, rising to the first-floor accommodation. High ceilings, deep skirting boards and traditional panelled doors further enhance the sense of character, whilst the spacious reception hall provides an inviting central point from which the principal ground floor rooms are accessed.





DRAWING ROOM

An impressive and beautifully proportioned drawing room, extending to over 30 feet in length, provides an elegant and exceptionally spacious setting for both formal entertaining and relaxed family living. Thoughtfully arranged into two distinct yet seamlessly connected seating areas, the room enjoys a wonderful sense of space and an abundance of natural light, with magnificent twin bay windows and additional sash windows framing delightful views across the established gardens.

A handsome timber fireplace with an open fire forms an attractive focal point to the principal seating area, creating a warm and inviting atmosphere. High ceilings, decorative cornicing, traditional panelled doors, fitted cupboards and an attractive arched display recess further enhance the room's architectural character and period elegance.

The exceptional proportions allow for a variety of furniture arrangements, with ample space for both intimate seating and larger gatherings. Combining impressive period features with beautiful garden views, this is a particularly distinguished reception room and undoubtedly one of the highlights of the house.





DINING ROOM

An elegant and beautifully proportioned dining room, enjoying excellent natural light through two large sash windows overlooking the front of the property. The room offers generous space for a substantial dining table, making it ideally suited to both formal entertaining and family gatherings. High ceilings, decorative cornicing, traditional panelled doors and attractive timber flooring enhance the room's period character, whilst the spacious proportions and traditional detailing create a particularly refined and welcoming setting for dining and entertaining.



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SNUG

A more recent addition to the property, the snug is accessed directly from the kitchen and provides a wonderfully comfortable and informal living space, ideal for everyday relaxation. The room enjoys a bright and welcoming atmosphere, with a glazed door opening onto a pathway to the side of the house, allowing natural light to filter through. An exposed brick feature wall adds warmth and character, whilst fitted bookshelves provide practical storage and display space. Generously proportioned and thoughtfully arranged, this versatile room offers an appealing contrast to the more formal reception rooms.







BREAKFAST KITCHEN

A beautifully proportioned breakfast kitchen, recently updated to combine traditional styling with modern practicality, creates a wonderful space for everyday family living.

Fitted with an extensive range of elegant Shaker-style cabinetry in a soft neutral finish, complemented by attractive granite work surfaces, matching splashbacks and a traditional Belfast sink. Integrated appliances include twin ovens, a ceramic hob and dishwasher, whilst generous storage and preparation space enhance the functionality of the room.

There is ample space for a substantial breakfast table, providing a relaxed and sociable dining area, with tiled flooring, recessed ceiling lighting and a contemporary pendant light completing the presentation.

The kitchen is accessed from a rear entrance hall, which also leads to a useful utility room and separate cloakroom. A further opening connects directly to the adjoining snug, creating an excellent arrangement for informal family living.





LANDING

An attractive and generously proportioned first floor landing, approached via the traditional staircase with its polished timber handrail, turned balustrading and substantial newel posts, reflecting the character and proportions of the house. A large window to the rear allows natural light to fill the stairwell and landing, creating a bright and welcoming space.

The landing is sufficiently spacious to accommodate occasional furniture, providing an attractive feature in its own right. From here, doors lead to the bedroom accommodation and house bathroom, with the generous proportions continuing the sense of space found throughout the property.



PRINCIPAL BEDROOM

An elegant and generously proportioned principal bedroom, enjoying a delightful outlook over the beautifully established gardens. The room is particularly light and airy, with a superb bay window providing an attractive feature and a lovely space for a dressing table or occasional seating, from which to appreciate the gardens and riverbank.

The bedroom offers ample space for a substantial bed and additional furnishings, whilst attractive recessed alcoves, one incorporating fitted shelving, add character and practical storage.

The generous proportions, soft natural light and peaceful garden outlook combine to create a particularly appealing principal bedroom.





GUEST BEDROOM

A delightful and well-proportioned guest bedroom suite, offers comfortable and versatile accommodation with the added benefit of its own private shower room. The double bedroom enjoys excellent natural light from dual aspect windows, with pleasant outlooks. There is ample space for bedroom furnishings, together with a useful range of fitted wardrobes and additional built-in storage.

A doorway leads through to the generously sized en-suite shower room, which is fitted with a large walk-in shower enclosure, pedestal wash hand basin and WC. Partially tiled walls, a heated towel rail and a window providing natural light complete the accommodation. The generous proportions of the en-suite also allow space for additional freestanding furniture, creating a particularly practical and comfortable suite for visiting family and guests.





BEDROOM THREE

A particularly spacious and attractive double bedroom, enjoying an abundance of natural light through two large sash windows overlooking the front of the property and the open field beyond. The generous proportions comfortably accommodate a king-size bed alongside additional bedroom furniture, whilst high ceilings and decorative cornicing enhance the feeling of space. The room also benefits from useful fitted storage, making this a lovely, bright bedroom with a pleasant outlook.

BEDROOM FOUR

Another generously proportioned bedroom, currently arranged as a twin room, with an attractive bay window providing a delightful outlook over the gardens and a further sash window to the front. The dual aspect allows plenty of natural light to fill the room, whilst high ceilings and decorative cornicing retain the character of the property. Fitted storage provides additional practicality, with ample space for freestanding furniture, making this an ideal bedroom for children, guests or visiting family.





HOUSE BATHROOM

The house bathroom is fitted with a white suite comprising a panelled bath with overhead shower and glazed screen, pedestal wash hand basin and low-level WC. Warm neutral tiling to the walls and floor is complemented by a decorative mosaic border, whilst recessed ceiling lighting and a chrome heated towel rail complete the room. An attractive stained-glass window adds a lovely touch of character whilst allowing natural light into the space.

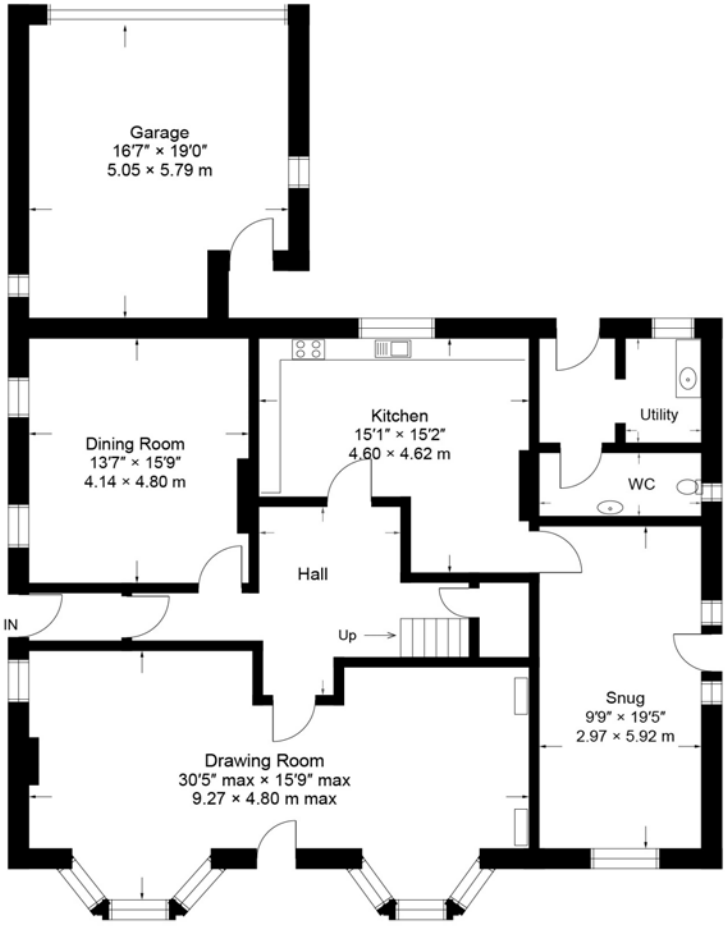




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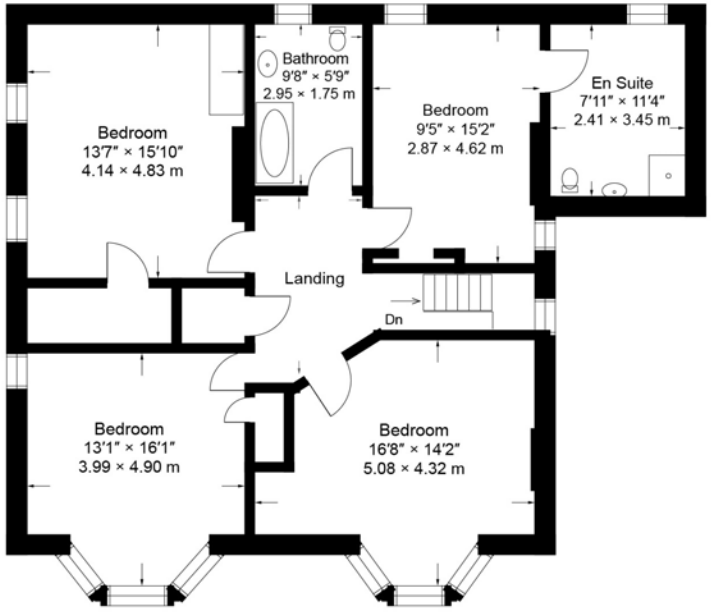
Approximate Gross Internal Area (House)
Ground Floor = 1,359 sq ft / 126.2 sq m
First Floor = 1,117 sq ft / 103.7 sq m
House Total = 2,475 sq ft / 230.0 sq m
Attached Garage = 293 sq ft / 27.2 sq m (separate)

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Ground Floor

Drawing Room: right bay depth 14'5" / 4.39 m.
Front spans 13'2" / 4.01 m and 12'4" / 3.76 m.



First Floor

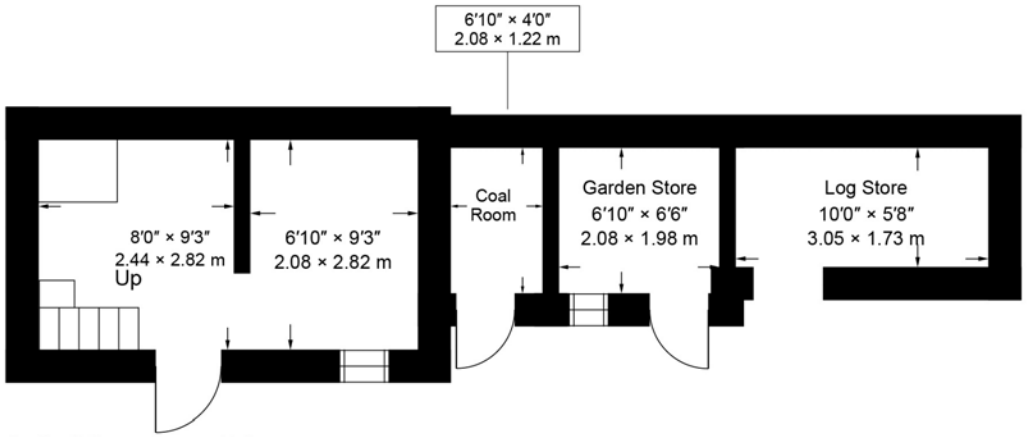
Stair-side span 5'9" / 1.75 m.
Dashed arrows mark unmeasured spans.

House estimate assumes 4½" partitions and 3'6" bay projections. Confirm the drawing-room spans.

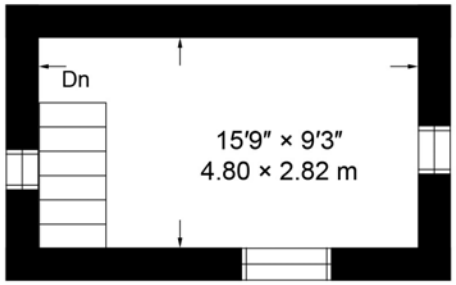
Illustration for identification purposes only, measurements are approximate, not to scale.

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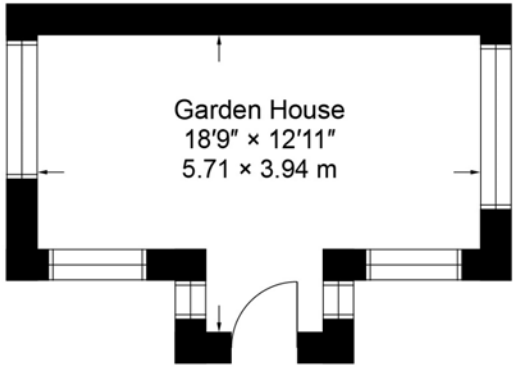
Two-storey Outbuilding and Stores = 368 sq ft / 34.2 sq m
Garden House = 197 sq ft / 18.3 sq m
Total = 565 sq ft / 52.5 sq m
(Excluding Log Store, 57 sq ft / 5.3 sq m)



Outbuilding · Ground Floor



Outbuilding · First Floor



Garden House

(Not Shown In Actual Location / Orientation)

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

COURTYARD, DOUBLE GARAGE, TWO STOREY OUTBUIDING AND ADJOINING STORES

The property is approached through an attractive, enclosed courtyard, providing a welcoming and characterful entrance to the house. Generously proportioned and laid with traditional brick paving, the courtyard is framed by established brick and stone walls, softened by mature climbing plants and colourful seasonal planting.

Overlooking the courtyard is a substantial detached, two-storey brick-built outbuilding, with traditional timber doors and multi-paned windows. Full of character, the building provides valuable additional space with potential for a variety of uses, subject to any necessary consents.

An attached double garage provides secure parking and useful additional storage, completing the property's practical and versatile outside facilities.







GARDEN AND GROUNDS

The principal gardens are undoubtedly one of the property's most outstanding features, having been lovingly created, developed and maintained by the current owner over many years. The result is a beautifully established and thoughtfully landscaped garden, offering an exceptional variety of planting, generous open lawns and a series of more intimate spaces, each with its own individual character. Traditional brick and stone boundary walls provide a wonderful sense of enclosure and privacy, whilst the River Skell, which runs alongside the property, adds a particularly special dimension to this idyllic setting.

Sweeping lawns are framed by an impressive collection of mature specimen trees, ornamental shrubs, herbaceous borders and carefully considered planting schemes, provide changing colour, texture and interest throughout the seasons. Meandering pathways invite exploration, leading through secluded garden areas and beneath timber pergolas entwined with established climbing plants. Clipped box hedging, architectural planting and carefully positioned features reflect the considerable time, care and attention devoted to creating these delightful surroundings.

Throughout the gardens are a number of places to sit, relax and entertain, including a paved terrace adjoining the house and a delightful, more secluded seating area surrounded by formal planting. An attractive glazed garden house provides a wonderful place to sit and enjoy the gardens throughout the changing seasons, whilst a timber store and garden shed offer further practicality.

The beautifully established gardens have been thoughtfully created and nurtured by the current owner, providing a wonderful setting for the house. With their maturity, variety and seasonal interest, they offer a delightful outdoor space for the next owners to enjoy and make their own.







THE GARDEN HOUSE

A particularly delightful feature of the gardens is the impressive, purpose-built garden house, an elegant glazed structure providing a wonderful additional space in which to relax, dine and entertain whilst enjoying uninterrupted views across the beautifully landscaped grounds.

Designed with generous proportions, the garden house features an attractive pitched glazed roof, extensive windows and exposed brick dwarf walls, creating a light-filled and inviting environment with a wonderful connection to the surrounding gardens. Thoughtfully arranged to accommodate both comfortable seating and a substantial dining table, it offers a versatile setting for everything from leisurely afternoons to entertaining family and friends.



RIVER FRONTAGE AND FISHING RIGHTS

A rare feature of the property is revealed from a secure gated access, to a picturesque stretch of the River Skell. Framed by mature trees and established vegetation, this peaceful riverside setting provides a lovely natural extension to the beautifully maintained formal gardens.

The river frontage benefits from fishing rights and has been allowed to naturalise over the years, creating a haven for wildlife. There is exciting potential for a new owner to further enhance this area, perhaps introduce landscaping and seating areas from which to enjoy the tranquil waterside surroundings.



LOCATION

Borrage Green Lane enjoys a particularly attractive setting on the southern side of Ripon, combining the tranquillity of its leafy, established surroundings with the convenience of being within easy walking distance of the city centre. The area has a distinctly peaceful, almost rural feel, with the nearby River Skell, mature trees and surrounding green spaces creating a lovely environment in which to live. A network of footpaths and countryside walks can be enjoyed from the doorstep, offering wonderful opportunities for leisurely strolls and exploring the beautiful countryside around Ripon.

This historic cathedral city 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, well-known retailers, and supermarkets, 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 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.

EDUCATION

Primary Schools

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.

TRANSPORT LINKS

Roads

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



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 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: 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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Buchanan Mitchell
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

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