



## 3 Town Hall Cottages, Ripley

Offers Over £400,000



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An attractive two-bedroom Grade II Listed cottage situated in the highly sought-after estate village of Ripley, offering a delightful blend of historic charm and modern comfort.

Recently renovated and thoughtfully extended, the property boasts an impressive open-plan dining kitchen and a beautifully landscaped private garden with a stone-built store. Rich in period features, including exposed ceiling beams and an original open fireplace, this charming cottage combines character with practical living space.

Ripley is a picturesque and historic estate village, well known for its stunning countryside surroundings, excellent local amenities, including the famous Ripley Castle, village shop, primary school, and public houses. Harrogate town centre is just a short drive away, providing a wider range of shops, restaurants, and transport links.



## GROUND FLOOR

### ENTRANCE HALL

With access to the sitting room and stairs to the first floor.

### SITTING ROOM

An inviting reception room featuring an original open fireplace and exposed ceiling beams, together with a useful understairs storage cupboard.

### DINING KITCHEN

A stunning open-plan space with limestone tiled flooring and ample room for a large dining table. The kitchen area is fitted with a range of units, and a stable door leads out to the garden.

## FIRST FLOOR

### BEDROOM 1

A spacious principal bedroom with original fireplace.

### BEDROOM 2

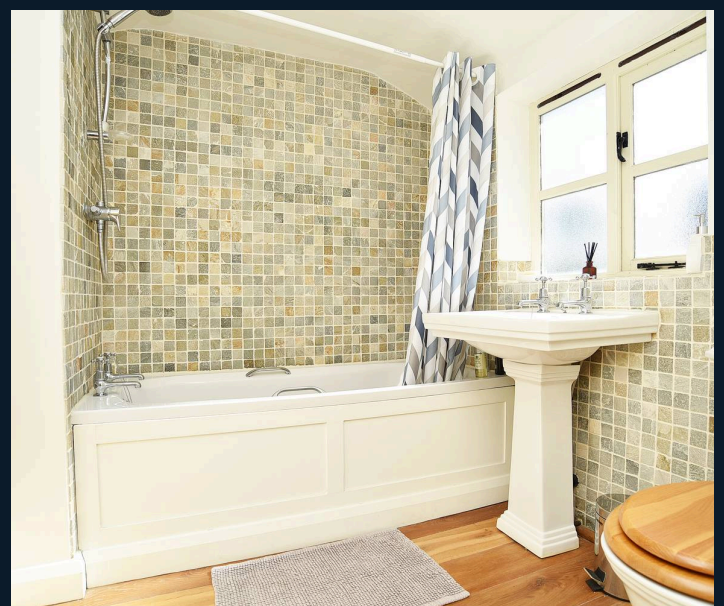
A further bedroom, ideal as a guest room, nursery, home office or dressing room.

### BATHROOM

A stylish modern suite comprising WC, washbasin, and bath with shower above.

## OUTSIDE

To the rear of the property is a remarkably private and beautifully landscaped garden, mainly laid to flagstone patio to provide an excellent outdoor entertaining space. At the far end of the garden, there is a characterful stone-built outbuilding with loft storage above, offering versatile storage for garden furniture, bikes, or potential as a garden room.





Total Area: 88.1 m<sup>2</sup> ... 948 ft<sup>2</sup> (excluding store shed, store)

All measurements are approximate and for display purposes only.

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