



WHIPLEY HALL
Nr Harrogate, North Yorkshire





WHIPLEY HALL

WHIPLEY LANE, CLINT, HARROGATE HG3 3DL

A PICTURESQUE 3-4 BEDROOM LISTED DETACHED HOUSE OF CONSIDERABLE STYLE AND CHARACTER, SITTING IN LOVELY GARDENS AND Paddock OF ALMOST ONE ACRE, WITH EXCELLENT OUTBUILDINGS, AND HAVING EXTENSIVE VIEWS OVER THE RIPLEY ESTATE TOWARDS HARROGATE

Accommodation

Entrance lobby • Reception hall • Cloakroom/WC • Sitting room
Dining room • Snug/bedroom 4 • Home office • Breakfast kitchen
Pantry • Laundry • Utility Room

Central landing • Master bedroom with ensuite bathroom
Two further double bedrooms • House shower room.

Delightful gardens with formal lawn and terracing • Orchard • Paddock

Outside

Extensive outbuildings including workshop, studio and storage
Gravel driveway and ample parking • In all around 1 acre



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation

Whipley Hall enjoys an enviable and quiet position near the popular village of Ripley yet it is only some 6 miles from the wide-ranging facilities in Harrogate. Surrounded by the wonderful undulating countryside of Lower Nidderdale, and being an area noted for its individual homes, the property is one of only four homes forming the small hamlet of Whipley being a peaceful yet convenient setting with lovely southerly views over the Ripley Castle estate with Harrogate in the distance. In addition to Ripley village, there are local facilities close by in Burnt Yates, Birstwith and Hampsthwaite. The cathedral city of Ripon is 20 minutes to the north, and both Leeds and York are within commuting distance by either road or rail.

Description

An elegant Grade 2 listed detached property with impressive stone elevations, the property is believed to originally date from the mid 1700's and subsequently became part of the Ripley Castle Estate. It returned to private ownership in the 1990's and subsequently changing hands discreetly in the meantime. The property is now offered for sale on the open market for the first time in 30 years, and never in its current form. A sympathetic and carefully considered improvement programme has been undertaken by the present owners that has retained the charm and character of the original building whilst encompassing the requirements of modern day living. It exudes individuality with nearly all the rooms orientated to the southern elevation that overlooks the formal garden of what is an outstanding private home near Harrogate.

Accommodation

The accommodation is subtly presented as one would expect with a property of this calibre, extending overall to some 2200 sq ft. There is a spacious entrance hall with a useful cloakroom/WC off, and a well-proportioned sitting room with a feature fireplace and direct doorway access to the terrace and garden. The adjacent dining room is no less impressive and there is also a cosy snug that could also be





used as an occasional fourth bedroom. The predominantly glazed home office is off the snug and also has access to the terrace. There is an enticing continental style breakfast kitchen that encompasses a conservatory breakfast area that gives a contemporary spin to this lovely historic home. The kitchen also has a traditional pantry and laundry, the latter with external access to an adjacent utility room that provides excellent storage plus an adjoining bike store

The generous master bedroom overlooks the garden, with an en-suite bathroom. There are two further double bedrooms that utilise the refitted house shower room.

Outside, Whitley Hall really comes into his own with a formal lawned garden, sun terracing, an orchard, fruit cages and vegetable garden, all of which leads to a particularly pleasant paddock that adjoins open countryside to the rear boundary. In addition to various garden store/sheds, there is a timber stable block of around 500 sq ft currently used as a workshop and studio with light and power.

There is also a pretty garden area to the north of the property next to the gravelled parking and turning area plus side access to the paddock.

Tenure

Freehold with vacant possession on completion.

Services

Mains water and electricity are installed. Private modern drainage. Oil central heating.

Local Authority

North Yorkshire Council

Council Tax

Band F





Easements & Rights of Way

The property is sold subject to and with the benefit of all existing wayleaves, easements, and rights of way, public and private, whether specifically mentioned or not. Whipley Lane is an adopted highway.

Directions

From the north roundabout on the A61 at Ripley, turn onto the B6165 towards Pateley Bridge. After approximately 1.5 miles, at the top of the hill, turn left onto Whipley Lane. Follow the lane for a short distance until the lane forks, bear right, with the entrance to Whipley Hall being the third drive entrance on the left (not the driveway at the end).

what3words

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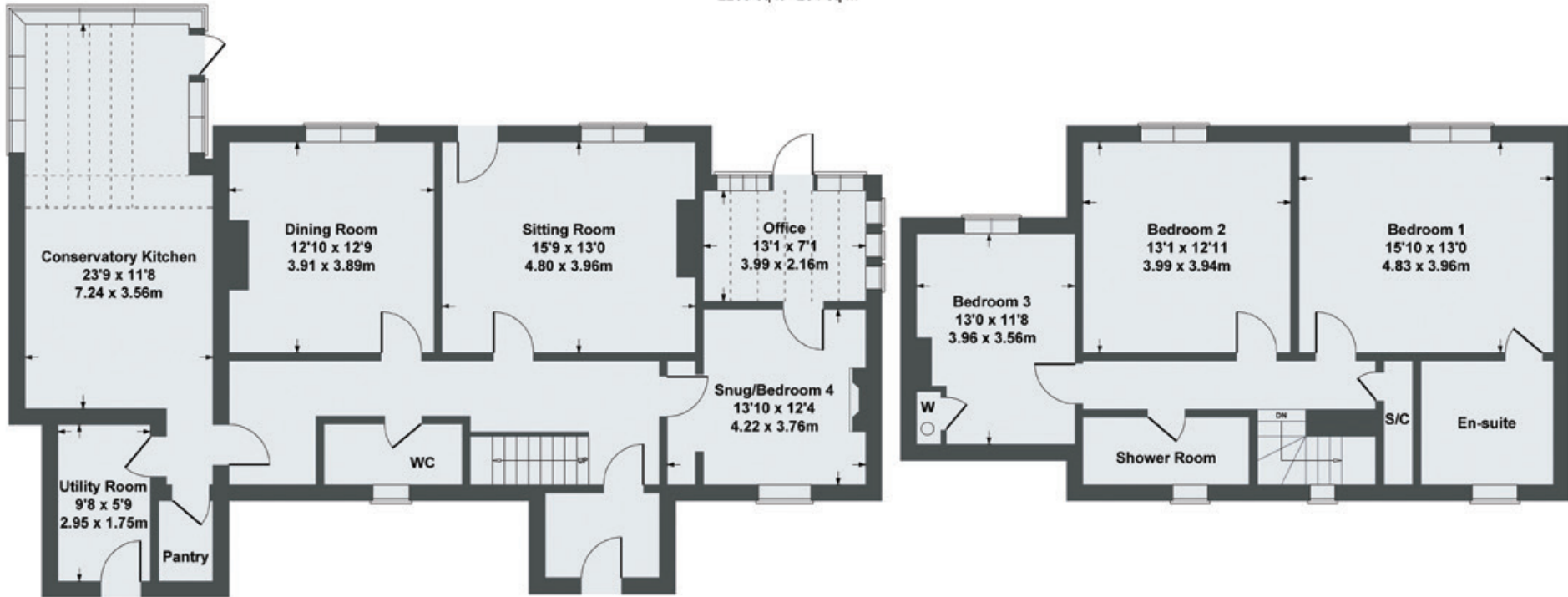
Viewing Arrangements

Strictly by appointment through the selling agents GSC Grays
T - 01423 590500 | E - tajw@gscgrays.co.uk



Whipley Hall, Nr Harrogate HG3 3DL

Approximate Gross Internal Area
2200 sq ft - 204 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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Particulars written: May 2025

Photography taken: May 2025

