



National  
Trust

Yorkshire – Fountains Abbey

# To let

**Fountains Nursery Cottage, Fountains  
Abbey, Ripon, HG4 3DZ**

A picturesque and attractive 3-bedroom detached bungalow set within the boundaries of the renowned World Heritage Site of Fountains Abbey and Studley Royal Water Gardens. Currently undergoing refurbishment, this neutrally decorated property offers versatile living accommodation. Outside there is a rear garden, parking and a single garage.



**Rent: £1,195 PCM. Available from July 2026.**

**VIEWINGS BY APPOINTMENT ONLY**

## The Location

This secluded property has played an important part in the history of the Fountains Abbey and Studley Royal estate. The detached bungalow is located on the Western edge of the renowned World Heritage Site. Internally the property boasts 3 bedrooms, a modern kitchen and bathroom and benefits from the addition of a single garage and private garden.

Situated on the banks of the River Skell and founded by Cistercian monks in 1132, Fountains Abbey covers approx. 800 acres and is the largest monastic ruin in Britain. There are over 800 years of history in this prestigious estate.

The spectacular Georgian (18<sup>th</sup> century) landscaped water gardens were created by John Aislabie 1716-40 and is famous for its ornamental temples, follies and magnificent vistas. The garden is bounded at its north edge by a lake and parkland, home to over 500 deer of various species.

Fountains Abbey Estate is approx. 3 miles from the popular market town of Ripon and approx. 11 miles from Harrogate; with easy access to the A1 and the beautiful surroundings of Nidderdale ANOB to the west, this property has the best of both worlds.

The closest railway station is located in nearby Harrogate offering mainline connections to York, Leeds, Manchester and London

**What 3 words location: /// ///ordering.clashes.downs**

## The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

<b>The Property</b>	
Entrance, Hallway and W/C	Entrance door into entrance hall with W/C (inc sink) immediately to the front and ahead into rest of property. Smoke alarm, 1 x electric point, coat hooks and radiator. Airing cupboard with shelving and radiator and second cupboard with shelving.
Kitchen	(3.8m x 2.4m approx.) Useful room with fitted Howdens light grey shaker style kitchen including several wall cupboards, base units, worktop, sink unit and drainer with chrome tap, tiled splashback. Electric point for cooker and built-in extractor hood. Space for washing machine and undercounter fridge and freezer. Ceiling light, radiator, secondary glazing, and various power sockets. Laminate flooring. Second door out.
Reception Room	(5.4m x 3.3m approx.) Garden view. Open fire, 2 x single electric sockets, TV and telephone point, radiator. Secondary glazing and carpet.
Bedroom 1	(3.2m x 3.4m approx.) Garden View. Cupboard storage. Single electric socket, radiator, secondary glazing. Carpet flooring.
Bedroom 2	(3.3m x 2.0m approx.) Garden view. 1 x single electric sockets, telephone point, radiator, secondary glazing. Carpet flooring.
Bedroom 3	(3.2m x 1.8m approx.) 1 x single electric socket, radiator, secondary glazing. Carpet flooring.
Bathroom	Fitted with a white 3-piece bathroom suite comprising of bath with electric shower over, WC and hand basin. Radiator. Laminate floor.
<u>Outside</u>	Partially landscaped garden to side and rear of property with gated access. To the side of the property is a single garage with access through to rear of property. Oil boiler located in garage and oil tank located adjacent to property. Parking at front of property.

<u>Outgoings and Services</u>	<p>Mains electricity supplies the property. The property benefits from Oil fired central heating. Tenants are to provide their own white goods.</p> <p>The clean water supply is sub metered from the main incoming property supply, a reading will be taken on a 6 monthly basis and the tenant will be recharged on this basis.</p> <p>Foul water for the property is dealt with by a private sewage treatment plant. The landlord will arrange for this to be emptied on a cyclical basis and will pass the reasonable cost on to the tenant.</p> <p>TV and Internet connection must be organised by the tenant.</p> <p>The tenant is responsible for all outgoing relating to the property.</p>
<u>Council Tax</u>	The tenant is to pay Council Tax. The property is in Band D for Council Tax payable to Harrogate Borough Council.
<u>Energy Performance Certificate</u>	An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.
<b>The Tenancy</b>	
<u>Term</u>	The property is available to let under an Assured Periodic Tenancy.
<u>Rent</u>	The prospective tenant is asked to pay £1,195 per calendar month for the rental of this property, The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.
<u>Rent reviews</u>	The National Trust will carry out rent reviews of the property as permitted by legislation.
<u>Deposit</u>	The Tenant will not be required to pay a deposit or a holding deposit for this property.
<u>Insurance</u>	The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.
<u>Repairing Responsibilities (Summary)</u>	<p><b>The Trust</b> will be responsible for repairs to the structure, exterior of the building, installations for the supply of services and external decoration.</p> <p><b>The Tenant</b> will be responsible for internal repairs and decoration of the property and maintaining the garden and grounds.</p>
<u>Tenants Items</u>	Tenants are to provide their own white goods.
<u>Sub Letting</u>	The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.
<u>Pets</u>	Tenants must seek the landlord's permission for any animals or birds to be kept at the property. Please note that the property is surrounded by a working sheep farm.

## Viewings and Further Information

For further information about being a National Trust tenant, you can visit us online [www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

<u>Viewings</u>	<u>Viewings strictly by appointment only.</u> Contact Nicola Bateson on 07484 547 000 or <a href="mailto:nicola.bateson@nationaltrust.org.uk">nicola.bateson@nationaltrust.org.uk</a> for more information.
<u>Contact</u>	Yorkshire Regional office Goddards, 27 Tadcaster Road, Dringhouses, York YO24 1GG
<u>GDPR</u>	<p>Our full Privacy Policy can be found online at <a href="https://www.nationaltrust.org.uk/features/privacy-policy">https://www.nationaltrust.org.uk/features/privacy-policy</a></p> <p>As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.</p>

## Tenant Fees Act 2019

### National Trust Permitted Payments Schedule

Permitted Payment	Notes
<b>Deposits</b>	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, <i>we do not</i> currently take deposits or holding deposits for our residential lettings.
<b>The Rent</b>	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
<b>Utilities (Water, Gas, Electricity, Septic Tank).</b>	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate.</p> <p>Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>Where properties are connected to a spring or borehole fed water supply, we may recharge the proportional costs of servicing and repairing the water treatment plant (including the cost of labour, consumables and parts) to the tenant.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
<b>Council Tax</b>	Tenant/s will be responsible for the payment of council tax. Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.
<b>Telecoms/Broadband</b>	Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband. The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.
<b>Fee for Variation of Tenancy</b>	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
<b>Early Termination of Tenancy</b>	Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences. The costs charged will not exceed the loss or reasonable costs incurred by the Trust.
<b>Default Charges</b>	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019