

Magdalens Road, Ripon, HG4 1HU

Asking Price: £1,150,000

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A rare opportunity to acquire one of Ripon's Victorian gems, proudly overlooking approx. 1.5 acres of grounds in a private tucked-away setting close to delightful walks into the surrounding countryside and within easy reach of the centre of Ripon, schools for all ages and various travel options.

Having seized *their* opportunity, the current owners immediately embarked upon an extensive program of renovation and refurbishment. After completing essential work, including installing a heating system, electrics, damp proof course and replastering, the house was treated to a sensitive cosmetic refurbishment, taking great care to retain characterful features. Careful attention to detail has paid dividends and the result is a beautifully resolved combination of authentic Victorian elegance and contemporary style, creating a home with a great sense of history and an undeniable charm.

For the next custodians, this wonderful home promises a tranquil haven where typically spacious accommodation combines with modern practical features, and excellent storage capacity. More discerning buyers, and those looking for ancillary accommodation will note that Full Planning Permission was granted in 2023 to build a sizeable, two-storey detached Annex with two bedrooms and integral garage, perfect for larger families and multi-generational living. Work was started and completed to foundation level. North Yorkshire Council Ref: ZC23/02389/FUL.











The grand entrance hallway makes a lasting first impression with a traditional Victorian geometric tiled floor and impressive staircase to the first floor. Note the provision of a downstairs cloaks/WC before stepping into the sitting room, where classical proportions complement the deep bay window and tall period fireplace. The dining room has an equally imposing fireplace and bay window while the study affords a quite space for work.

The sociable open-plan kitchen combines an ergonomic modern range of units with integrated appliances, ample preparation space and island with breakfast bar, linking to a cosy sitting area perfect for families or entertaining with doors to the veranda. A large utility room adds great practicality with a service staircase and access to a useful store room.

Take the main stairs to the first floor and continue to explore. Fabulously proportioned bedroom one offers lovely southerly views and a luxuriously appointed en-suite bathroom with large walk-in shower. Bedrooms two and three enjoy the same delightful aspects across the gardens towards the towers of Ripon cathedral. Bedrooms four and five add further versatility and all are served by a spacious and attractively equipped house bathroom.

For prospective buyers with families who appreciate the outdoors, or seek a connection to nature, the wonderful grounds will be the defining feature. The favourably orientated veranda leads to a broad and level lawn which wraps around the eastern side of the house.

Known as the 'Orchard' or 'Paddock', the land extends to the south and west of the formal garden, offering heightened privacy and great potential for a wide range of uses.

The tucked away position and green surroundings bely the convenience of the location. Within easy walking distance, you can find a Marks and Spencer food hall and Aldi supermarket together with cosy pubs. Still within easy reach, Ripon city centre provides a wide choice of shops, services, restaurants situated around the picturesque market place.

There are excellent schools, including the renowned Ripon Grammar, and sporting facilities in the area and the property is well placed for travel throughout the region, as the local road network connects with the A1(M).







TOTAL FLOOR AREA : 2996 sq.ft. (278.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR

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