



RIBSTON HALL

Ribston, North Yorkshire



A DISTINGUISHED 17TH CENTURY COUNTRY HOUSE OF EXCEPTIONAL SCALE AND GRANDEUR, SET WITHIN A PRIVATE AND SECLUDED ESTATE

Ribston Hall is a country house of considerable character and architectural importance, set within an established estate with origins dating back to the 16th century. Following the Dissolution of the Monasteries, the estate was granted by King Henry VIII to Charles Brandon, 1st Duke of Suffolk, before being acquired by the Goodricke family in 1542, under whose stewardship it remained for over three centuries.

Approached via a spectacular sweeping drive, the house enjoys a strong sense of arrival, together with privacy and an attractive outlook across the surrounding private park.

The property provides extensive and versatile accommodation, including twelve bedrooms and seven principal reception rooms of notable elegance and architectural interest.

Distances: Harrogate 8 miles, York 17 miles, Leeds 18 miles
(All distances are approximate)





AN IMPRESSIVE APPROACH AND SENSE OF ARRIVAL

Ribston Hall is set at the heart of a beautifully established parkland, the landscape evocative of a classic Capability Brown design, with sweeping lawns and carefully framed views contributing to its exceptional setting. The house is gradually revealed in its full principal elevation, the striking symmetry of the façade and its impressive breadth creating a strong sense of arrival, enhanced by an attractive outlook across formal lawns and the surrounding grounds.

The positioning of the house affords both privacy and presence, enjoying views across mature parkland and the wider landscape beyond.





ARCHITECTURAL GRANDEUR

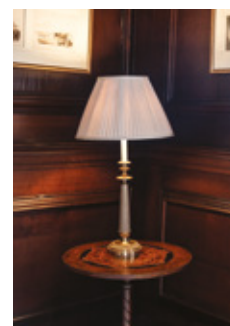
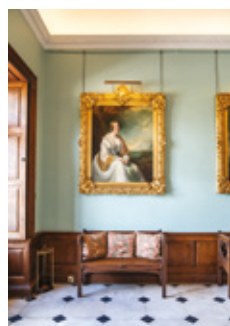
The interior of Ribston Hall is centred around an exceptional sequence of reception rooms, combining architectural scale with a variety of more intimate spaces.

A formal entrance hall creates an immediate sense of arrival, providing a well-proportioned reception space from which the principal rooms are accessed.

At the heart of the house lies the saloon (historically known as the Harlequin Room), an outstanding five-bay apartment created circa 1773 for Sir John Goodricke. Now widely attributed to the leading Georgian architect John Carr of York, the room is widely regarded as one of his finest interior compositions.

The saloon reflects the influence of Carr's contemporary Robert Adam, combining classical Palladian proportions with richly detailed Neoclassical decoration. The elaborate plaster ceiling—redecorated in the 19th century with its distinctive harlequin-inspired scheme—forms a striking focal point.

The result is an exceptional principal reception room of remarkable scale and decorative richness, widely regarded as one of the most important country house interiors in the north of England, and providing an outstanding setting for formal entertaining.





FORMAL AND INFORMAL LIVING

The dining room is a finely proportioned principal reception room of notable elegance, defined by its tall sash windows which draw in an abundance of natural light and frame attractive views across the surrounding parkland. A magnificent central chandelier provides a striking focal point, complemented by classical detailing and a refined decorative scheme. A feature fireplace further enhances the room's architectural composition, creating a setting of both grandeur and warmth. Altogether, the dining room offers an exceptional environment for formal entertaining on a distinguished scale, in keeping with the character and stature of the house.

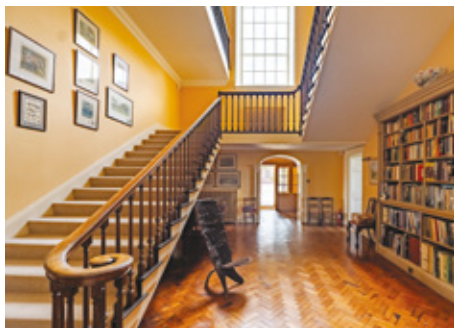
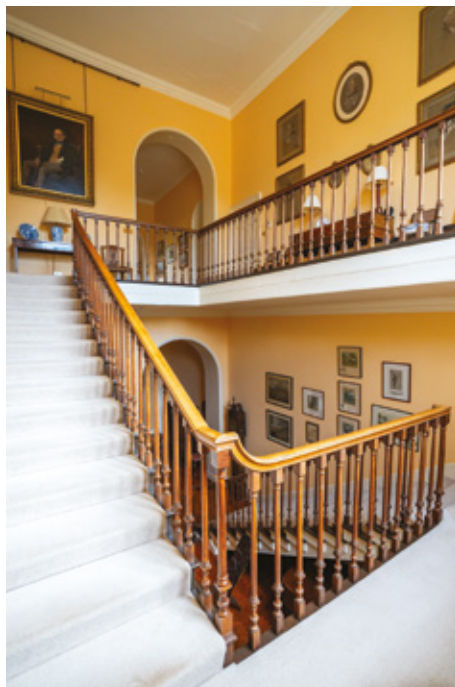
A panelled billiard room overlooking the eastern elevation offers a characterful and atmospheric space for informal entertaining.





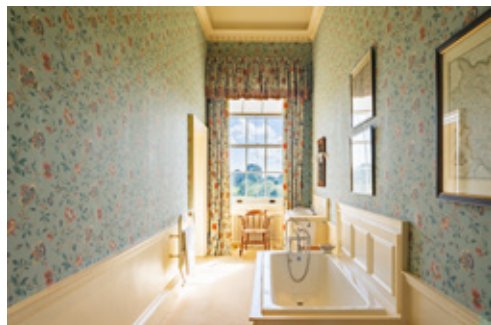
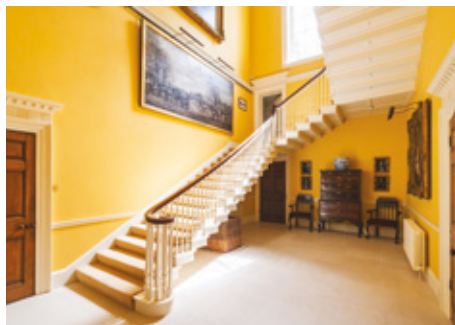
EXTENSIVE AND FLEXIBLE LIVING SPACE

The house provides twelve bedrooms, arranged across the upper floors, offering flexibility for family occupation, guests or staff.



A library, enjoying views across the grounds, provides a quieter and more intimate retreat. The room is distinguished by fitted bookcases and traditional joinery, creating a classic country house setting well suited for reading or study.

The breakfasting kitchen provides a practical and informal hub of the house.





AMENITY AND SPORTING

The surrounding area is particularly well regarded for its sporting and recreational opportunities. A number of high-quality pheasant shoots and grouse moors lie within easy reach, offering a wide range of driven and walked shooting across North Yorkshire and the wider region.

In addition, the property is ideally positioned for access to several of the region's principal racecourses, including York, Wetherby, Ripon and Doncaster, which provide an extensive programme of both National Hunt and flat racing throughout the season.

TENNIS COURT

The property also benefits from the use of a tennis court, providing an additional recreational element.



A HOUSE OF CHARACTER AND DISTINCTION

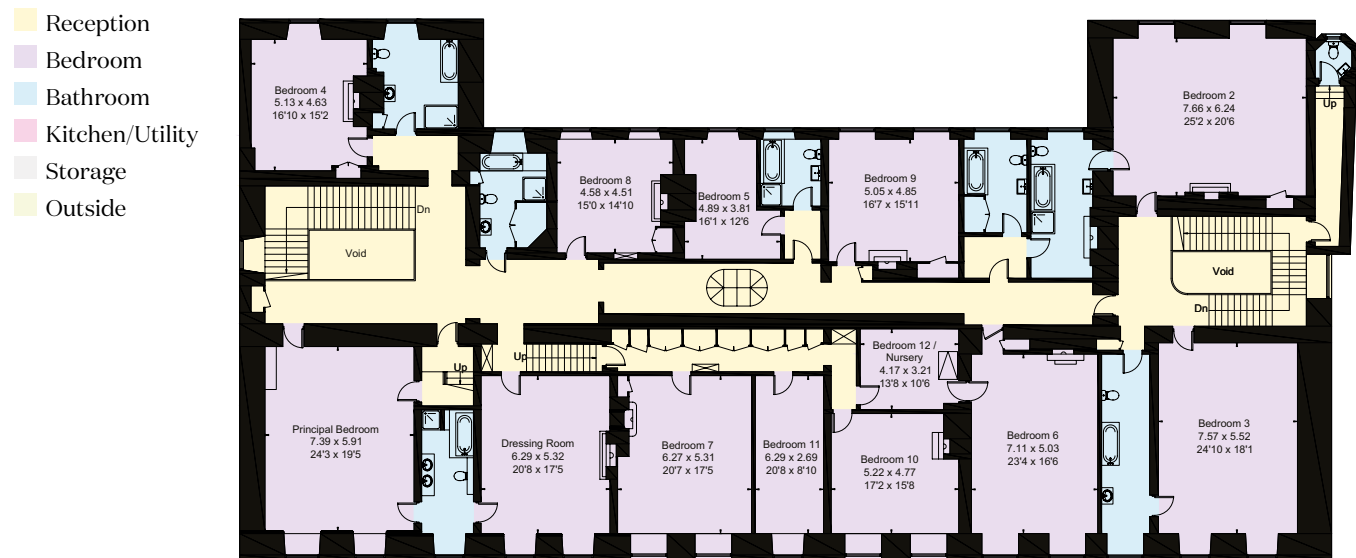
Ribston Hall benefits from a number of defining features, including a private chapel, enhancing both its character and historical interest.

ESTABLISHED GROUNDS AND SETTING

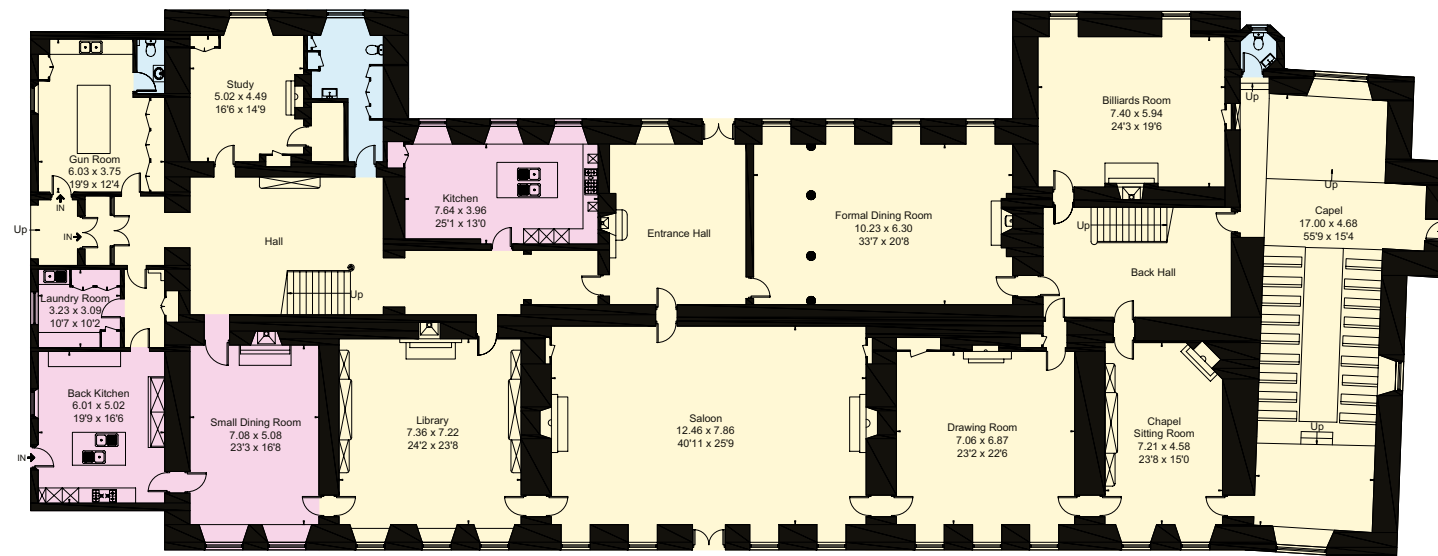
The house is set within spectacular mature and established grounds comprising lawned areas and formal parkland planting, in the style of Capability Brown, providing privacy, seclusion and an attractive setting.

OUTBUILDINGS AND ANCILLARY ACCOMMODATION

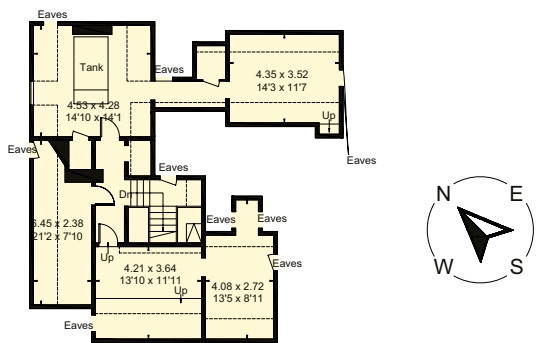
The property includes a range of outbuildings offering flexibility for storage or ancillary use, depending on requirements. Access to further buildings and amenity space can be made available.



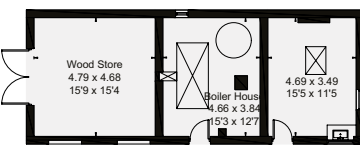
First Floor



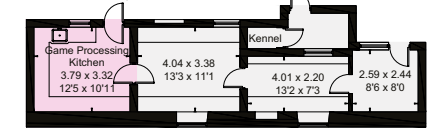
Ground Floor



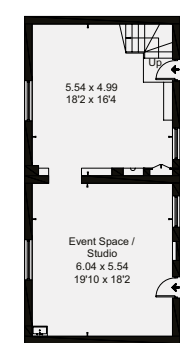
Second Floor



(Not Shown In Actual Location / Orientation)

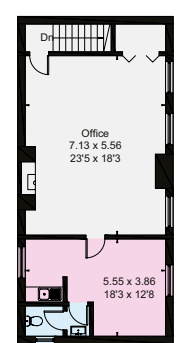


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Outbuilding Ground Floor

(Not Shown In Actual Location / Orientation)



Outbuilding First Floor

Approximate Gross Internal Area = 1729.7 sq m / 18618 sq ft
Outbuildings = 243.6 sq m / 2622 sq ft
Total = 1973.3 sq m / 21240 sq ft (Excluding Voids)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



HISTORY AND PROVENANCE

The Ribston Hall estate has its origins in the 16th century, following the Dissolution of the Monasteries, when King Henry VIII granted the estate to Charles Brandon, 1st Duke of Suffolk. In 1542, the estate was acquired by the Goodricke family, whose ownership would shape its development over the following three centuries.

The present house was constructed in 1674 by Sir Henry Goodricke, 2nd Baronet, who replaced the remaining monastic structures with a substantial and symmetrical 15-bay brick mansion.

In the 1770s, the house was significantly remodelled under Sir John Goodricke, who commissioned the renowned York architect John Carr (1723–1807) to modernise the interiors. Widely regarded as the leading architect in the north of England during the 18th century, Carr designed over 250 buildings, including Harewood House and Buxton Crescent.

His work at Ribston Hall included the creation of the celebrated saloon (the Harlequin Room), an exceptional five-bay apartment which stands as one of his finest interior designs, reflecting the influence of contemporary Neoclassical design.



Carr’s involvement extended beyond the principal house to works across the estate, contributing to the development of Ribston Hall as an important country seat.

The estate also holds a notable place in horticultural history, with the Ribston Pippin apple originating within the grounds and widely recognised as a precursor to Cox’s Orange Pippin.

LOCATION

Ribston Hall occupies a wonderfully private yet highly accessible setting, approached via a sweeping drive and set within its own secluded parkland, enjoying fine views across its surrounding grounds and countryside.

The nearby towns of Wetherby and Harrogate provide an excellent range of shops, restaurants, supermarkets and leisure facilities, while Leeds and York offer a wider commercial and cultural offering. Mainline rail services are available from Leeds and York, providing regular connections to London King’s Cross and north to Edinburgh, and the A1(M) is easily accessible, offering swift links across the region.

The surrounding countryside is particularly attractive, with an abundance of walking and riding opportunities, whilst the property is well placed for exploring the Yorkshire Dales National Park and the wider landscapes of North and West Yorkshire.

St Peter’s School, York and Queen Ethelburga’s are both easily accessible.

PROPERTY INFORMATION

Tenure: To Let

Services: Mains electricity, private water and drainage.

Council Tax: Band H

EPC Rating: E

Directions: What3words: [///curls.iceberg.poetic](#)



Benjamin Phillips

020 3869 4718

benjamin.phillips@knightfrank.com

Claire Whitfield

01423 222070

claire.whitfield@knightfrank.com



Knight Frank Private Office

55 Baker Street, London

W1U 8AN

knightfrank.co.uk

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