

**House with adjoining Ripley Store
Main Street
Ripley
Near Harrogate
HG3 3AX**



A fantastic opportunity to acquire this stunning and much admired Grade II listed period property, occupying a prominent position in the heart of this sought after estate village, just to the north of Harrogate.

For sale freehold with vacant possession on legal completion.

Guide Price £795,000

T: 01423 523423

Regent House, 13-15 Albert Street, Harrogate HG1 1JX
E: harrogate@carterjonas.co.uk

carterjonas.co.uk

Ripley is a traditional estate village with a variety of period houses, stone cottages and cobbled squares together with the renowned Ripley Castle, home of the Ingilby family for over 700 years. The village offers a good range of facilities including a hotel/public house, primary school, art gallery, church, cricket club, tennis court and a children's playground. For the commuter, the village is well situated close to the A61, which provides good connections to the A1(M), A59 and further afield. A frequent bus service operates throughout the day to the nearby town of Harrogate and the city of Ripon.

The 8 bedroom house is an impressive Grade II listed period property, in need of restoration, with adjoining shop. The lease on the property has now been surrendered and the entire premises are being offered for sale freehold and with vacant possession.

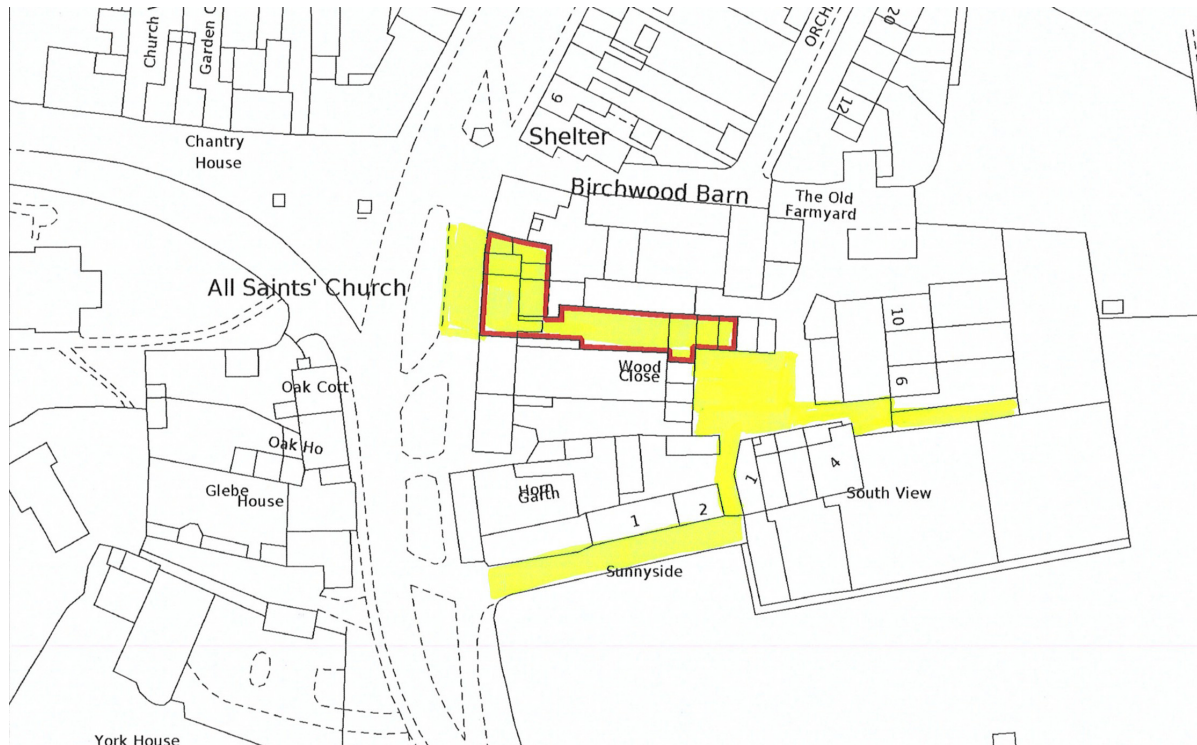
The sale represents a fantastic opportunity to acquire a stunning piece of real estate in the heart of the village. There is the opportunity to continue with its mixed use of residential and commercial or alternatively convert the whole building into a substantial family house, subject to the necessary consents. Please note that if the use of part of the property continues as a general store, there is a restrictive covenant in place that will bind the property not to sell (or permit to be sold) any ice cream or similar products.

Additional Information

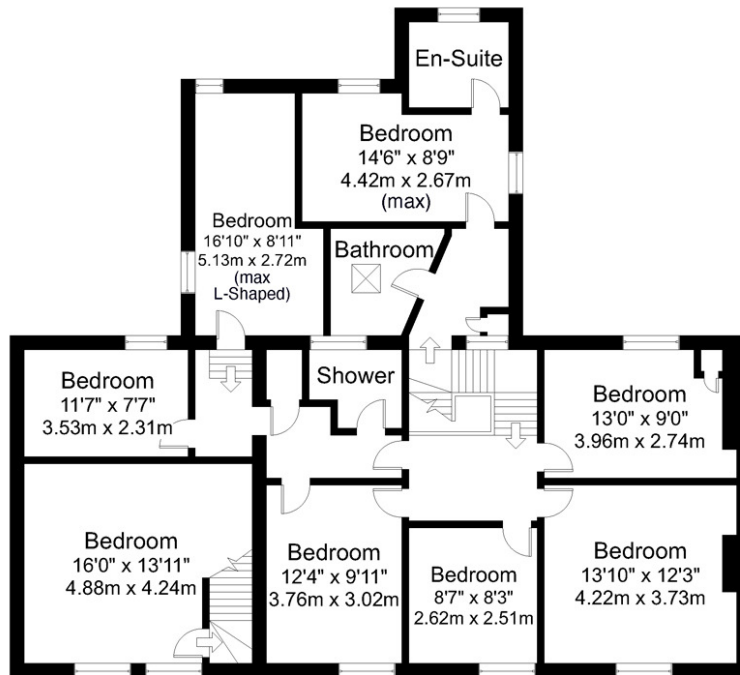
Tenure – We are advised that the property is freehold and vacant possession will be given on legal completion.

Services – We are advised that all mains services are installed.

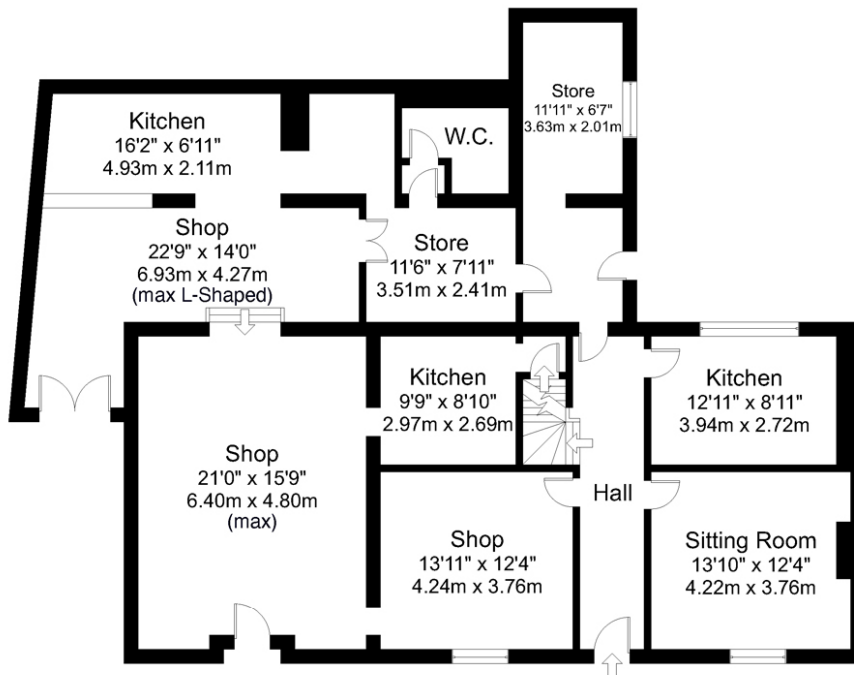
Viewing – Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.



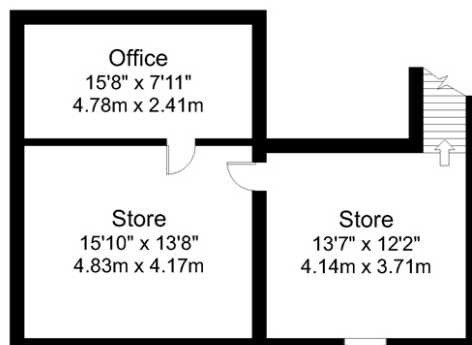
Please note that the area highlighted in yellow denotes what is included in the sale. The driveways are being sold freehold, subject to rights of way of other property owners over them.



First Floor



Ground Floor



Cellar

Gross internal floor area excluding Cellar (approx.): 314.3 sq m (3,383 sq ft)
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