



THE MANOR
Ripley, Near Harrogate

Carter Jonas

THE MANOR, RIPLEY, HG3 3EB

Ripley - Less than 1 mile

Harrogate - 5 miles

Leeds Bradford Airport - 15 miles

Leeds city centre - 20 miles

Historic house with grandeur • Three double bedrooms
Three bathrooms • Two large reception rooms
Breakfast kitchen • Utility room • Heated outdoor swimming pool • Triple garage with loft storage
Impressive formal gardens • Traditional glasshouse
Small paddock leading into mature woodland
Summerhouse with power • Set in almost 2 acres • Part of the original Dower House to Ripley Castle • Tractor shed • Impressive long driveway access • Ample private gated parking • Visitor parking • Views of Ripley Castle

The Manor is an impressive semi detached home of grand proportions and steeped in history forming part of the original Dower House serving Ripley Castle. The woodland and paddock at the top of the garden have magnificent views towards the Castle and lakes.

The property offers complete privacy within its own grounds and provides generous accommodation throughout. On entering there is a spacious entrance hall, downstairs cloakroom with storage. A large sitting room with feature fireplace and French doors to the outside patio and pool area, a superb dining room with minster stone fireplace French doors to the patio and pool area. A generous breakfast kitchen with laundry and larder off, the stable door opens onto a private courtyard which leads through a gate to the front car parking area.

Upstairs has a sizeable landing with views over the garden, two very large double bedrooms with en-suite facilities one also having a dressing area, both have generous fitted wardrobes and overlook the stunning gardens.

A SUPERB OPPORTUNITY TO ACQUIRE A FABULOUS, HISTORIC SEMI-DETACHED PROPERTY WITH 3 DOUBLE BEDROOMS, EXTENDING TO IN EXCESS OF 3,000 SQFT, REQUIRING SOME INTERNAL COSMETIC MODERNISATION AND SET IN BEAUTIFUL FORMAL GARDENS, A SMALL PADDOCK AND MATURE WOODLAND OF ALMOST 2 ACRES, FORMING PART OF THE ORIGINAL DOWER HOUSE SERVING RIPLEY CASTLE.



The third double bedroom has fitted wardrobes and the internal accommodation is completed with the house bathroom.

The fabulous home benefits from impressive gardens with stunning herbaceous borders, original walled kitchen garden with fruit trees producing peaches, plums, pears and figs, original greenhouses, one with a productive vine. A summer house/ office with the benefit of hardwired broadband. Outdoor heated kidney shaped pool and pool house with facilities, Tractor shed and separate wood store. Mature woodland with pathways round, small paddock, magnificent views to wards Ripley Castle and the Lakes.

The property has a triple garage with a large boarded loft area for storage and adjacent to the garage is a useful workshop, there is generous parking in the property and in addition to the garage there is also a useful tractor shed towards the woodland area.

Whilst this fabulous property has been well loved and maintained it is now ready for internal modernisation presenting the incoming purchaser with a fabulous opportunity to create a wonderful home to their taste in an extremely popular rural location yet only 5 miles from Harrogate town centre.



ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

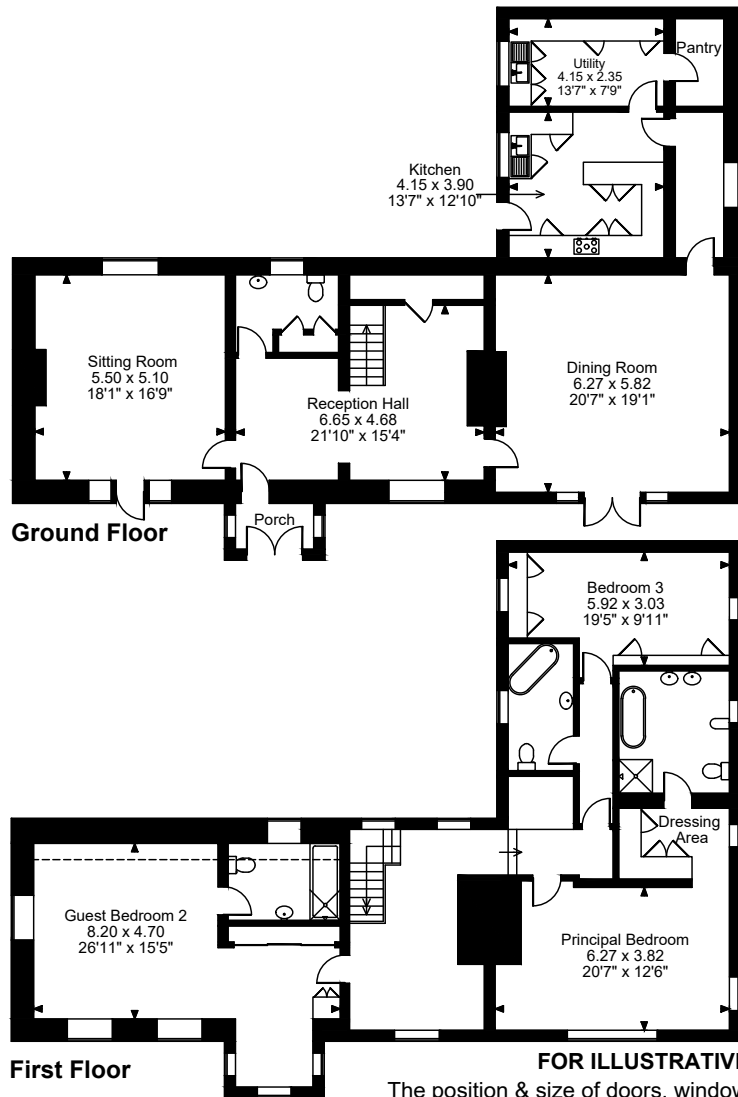
Services: Separate oil fired heating for the house and the swimming pool with a bunded oil tank for each. Septic tank. Mains water and electricity.

Agents Note: There is a management company run by the residents to arrange and manage the external communal areas and there is an ad-hock maintenance charge for ongoing maintenance like the mowing of the driveway verges or repairing of the cattle grid etc.

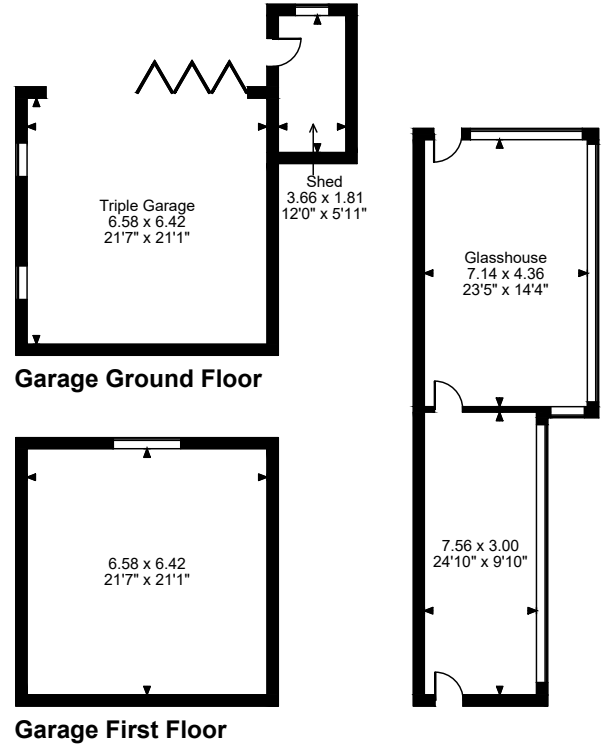
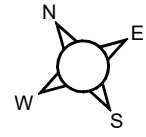
Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - HG3 3EB: Leave Harrogate via the Ripon Road (A61), continue through the village of Killinghall and at the second Ripley roundabout take the exit for Pateley Bridge Road (B6165). After around 800m you will come to a bridge, go over the bridge and take the first left. Follow the road up and take the right hand fork. The Manor is the last house on the left. There is communal parking opposite the gates on the right, a gravelled area, please park to the left of this area.





The Manor, Ripley
Approximate Gross Internal Area
Main House = 3,055 sq ft / 284 sq m
Triple Garage = 910 sq ft / 84 sq m
Outbuildings = 655 sq ft / 61 sq m
Total = 4,620 sq ft / 429 sq m



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



View towards Ripley Castle from woodland

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