



**7 MAIN STREET**  
Ripley, Harrogate

Carter Jonas

## **7 MAIN STREET, RIPLEY, HG3 3AX**

Harrogate - 4 miles

Knaresborough - 5 miles

Ripon - 8 miles

**A CHARMING GRADE II LISTED TERRACED COTTAGE PROVIDING WELL PROPORTIONED 2 BEDROOM ACCOMMODATION OF CHARM AND CHARACTER, WITH A GOOD SIZED GARDEN TO THE REAR AND A RANGE OF OUTBUILDINGS, SITUATED IN THE HEART OF THIS POPULAR ESTATE VILLAGE, JUST TO THE NORTH OF HARROGATE.**

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 the last 700 years. The village offers a good range of facilities including a hotel/public house, primary school, post office/ general store, butchers, church, cricket club, tea room, car repair garage, nursery, tennis court, children's playground and the town hall which has facilities for snooker, pool and badminton in the Star Club. A bus service operates throughout the day to the nearby town of Harrogate, City of Ripon and Leeds via Harrogate. For the commuter, the property is well situated close to the A61, which provides good connections to the A1(M), A59 and further afield.

7 Main Street is a lovely Grade II listed terraced cottage believed to date from the early to mid 19th Century, forming part of the estate village for Sir William Amcotts Ingilby, built very much in Gothic style with coursed squared gritstone and a grey slate roof.

The cottage offers well proportioned accommodation arranged over 2 floors including an entrance hall, sitting room, kitchen and a walk in utility room/pantry. On the first floor is a landing, 2 bedrooms and a bathroom.

To the rear of the cottage is a courtyard which adjoins the house itself with an outbuilding and another building housing an old WC. Beyond is a lovely lawned garden which runs all the way down to Orchard Lane. At the end of the garden is a further good sized outbuilding providing useful storage.



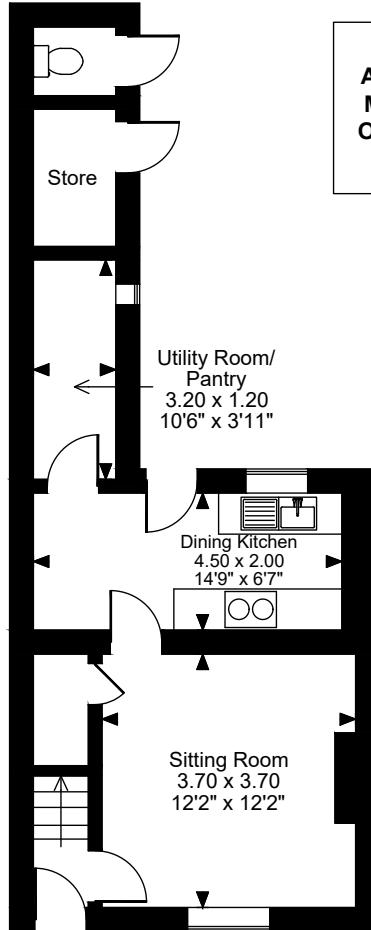
## ADDITIONAL INFORMATION

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

**Services:** We are advised that all mains services are installed. Central heating is provided by a gas fired boiler

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

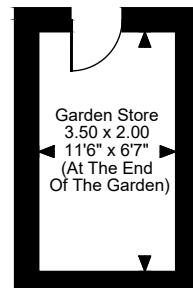
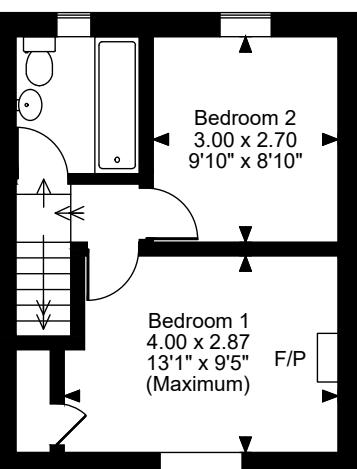
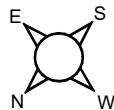




**Ground Floor**

**First Floor**

**7 Main Street, Ripley**  
**Approximate Gross Internal Area**  
**Main House = 652 sq ft / 61 sq m**  
**Outbuildings = 116 sq ft / 11 sq m**  
**Total = 768 sq ft / 71 sq m**



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The position & size of doors, windows, appliances and other features are approximate only.  
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**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs: (92+)		A	89
(81-91)		B	
(69-80)		C	
(55-68)		D	66
(39-54)		E	
(21-38)		F	
(1-20)		G	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.