



**MILL GARDEN**  
Ripley, Near Harrogate

**Carter Jonas**

## **MILL GARDEN, BACK LANE, RIPLEY, HG3 3AE**

Harrogate - 5 miles

Ripon - 8 miles

Leeds city centre - 20 miles

Leeds Bradford Airport - 15 miles

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 accommodation briefly comprises a spacious reception hall with a turned staircase leading up to a galleried landing, tiled flooring and a travertine tiled guest cloakroom and WC. The formal sitting room has a stone fireplace surround with marble hearth and living flame gas fire and an open arch leads through into a separate dining room with feature exposed beam and French doors opening into the side garden. A third reception/family room is at the front of the house. The fitted breakfast kitchen has a good range of wall and base units and integrated appliances, Miele free standing fridge freezer, breakfast area with matching cupboards, glazed and illuminated display cabinets and shelving and a door opening out into the rear garden.

The first floor is accessed from the galleried landing and includes the principal bedroom with dressing room, built in wardrobes and a travertine tiled en suite shower room. There are then three further bedrooms, two with built in wardrobes and a travertine tiled house bath/shower room.

**A WELL PRESENTED, INDIVIDUAL STONE BUILT 4 BEDROOM DETACHED FAMILY HOUSE, ADJACENT TO RIPLEY CASTLE GROUNDS ON THE NORTHERN FRINGE OF THIS SOUGHT AFTER NORTH YORKSHIRE VILLAGE AND WITHIN 15 MINUTES DRIVE OF HARROGATE TOWN CENTRE.**



Outside is a walled and block paved forecourt providing ample private parking and in turn leading to a built on single garage with automatic up and over door. There is gated access to either side of the house leading to a side garden with synthetic lawn and flower border designed for ease of maintenance and a stone paved terrace to the rear. This provides a safe and enclosed environment for young children and pets.

## ADDITIONAL INFORMATION

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

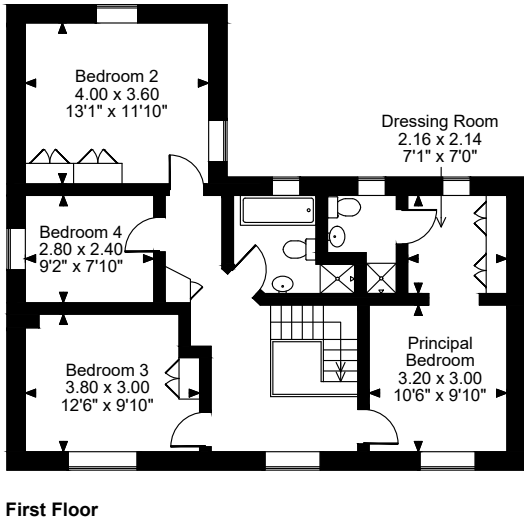
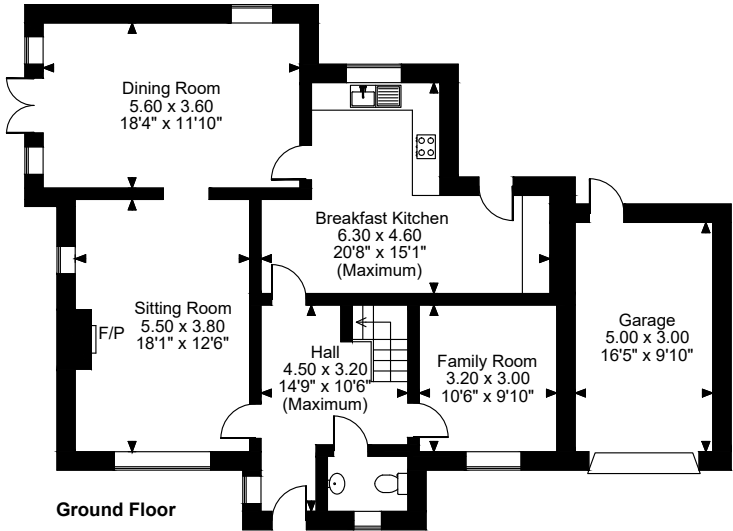
**Services:** We are advised that all mains services are installed.

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

**Directions - HG3 3AE:** Travelling south out of Harrogate on the Ripon Road A61, continue through Killinghall and at the next roundabout turn left into Ripley village. Continue into the centre of the village and turn left in front of The Boar's head into Holly Bank Lane and take the next right before the gate house into the one way system behind the castle. Follow this road towards the exit which becomes Back Lane and Mill Garden is just 100 yards on the right.



**Mill Garden, Back Lane, Ripley**  
**Approximate Gross Internal Area**  
**Main House = 1,739 sq ft / 162 sq m**  
**Garage = 161 sq ft / 15 sq m**  
**Total = 1,900 sq ft / 177 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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