



5 MAIN STREET
Ripley, Near Harrogate

Carter Jonas

5 MAIN STREET, RIPLEY HG3 3AX

Harrogate – 4 miles
Knaresborough – 5 miles
Ripon – 8 miles

Hall · Sitting room · Dining kitchen · Pantry/Utility room
First floor landing · 2 bedrooms · House bathroom
Rear courtyard · Outbuilding with conversion potential
Additional outbuilding and WC · Lovely lawned garden
to the rear · Terrace · Central village location · Short walk
of the village's amenities

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, 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.

5 Main Street is a lovely Grade II listed end of terrace property 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, dining kitchen and a walk in pantry/utility room. On the first floor is a landing, 2 bedrooms and a bathroom.

A CHARMING GRADE II LISTED END OF TERRACE 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.



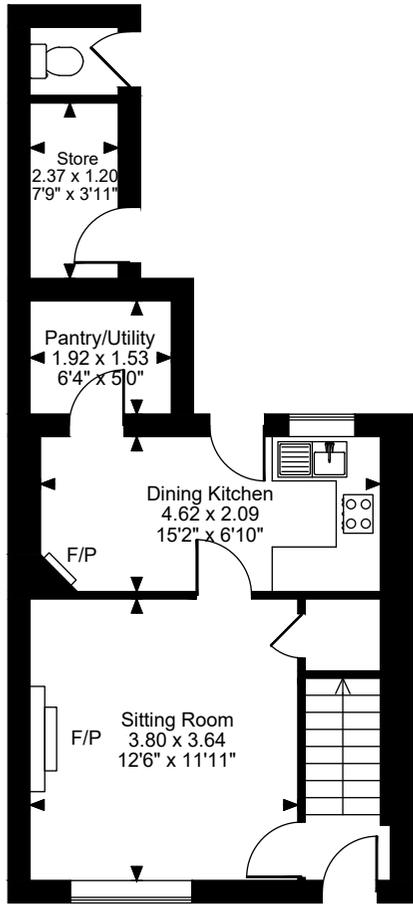
To the rear of the cottage there is a courtyard adjoining the house with a good sized outbuilding having potential for conversion into a home office/studio. There is an additional outbuilding and another building housing an old WC. Beyond is a lovely lawned garden which runs all the way down to Orchard Lane.

ADDITIONAL INFORMATION

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

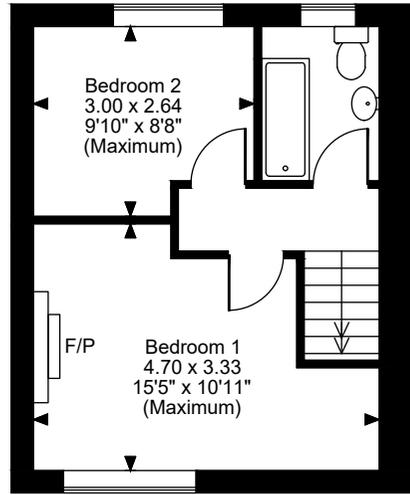
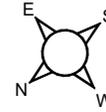
Services: We are advised that all mains services are installed. Central heating is provided by a gas fired boiler



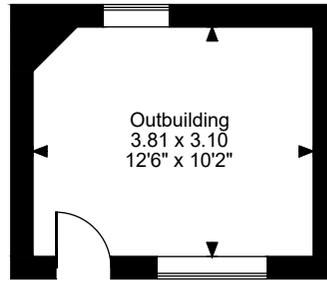


Ground Floor

5 Main Street, Ripley
Approximate Gross Internal Area
Main House = 631 sq ft / 59 sq m
Outbuildings = 169 sq ft / 16 sq m
Total = 800 sq ft / 75 sq m



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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