



**MOWBRAY PARK FARM HOUSE**  
Kirkby Malzeard, Near Ripon

**Carter Jonas**



## **MOWBRAY PARK FARM HOUSE, RIPON ROAD, KIRKBY MALZEARD, HG4 3QD**

Ripon – 6 miles  
Masham – 6 miles  
Harrogate – 16 miles

Reception hall • Sitting room • Conservatory • Dining room • Breakfast kitchen • Boot room • Cloakroom • Utility room • Ground floor bedroom • House bathroom • Landing • Principal bedroom with an en suite shower room • Two further double bedrooms • Gated entrance • Courtyard to front providing ample parking • Attached garage • Detached timber framed double bay carport • Large lawned garden to rear • Choice south facing orientation • Lovely outlook over a neighbouring wildlife lake.

Mowbray Park Farm House occupies an appealing semi rural setting, within about half a mile of the village centre. The village is well equipped with a range of everyday facilities including a church, primary school, doctor's surgery, garage/petrol station, a newsagents/general store, butchers and a public house. More extensive everyday facilities are available in the neighbouring towns of Masham, Bedale and the City of Ripon. For the commuter, the A1(M) is within about 11 miles to the east and there are mainline railway stations in Thirsk, Northallerton, York and Harrogate.

Mowbray Park Farm House is an impressive stone built detached property which was constructed in 1998. It provides spacious and well planned family accommodation and occupies a lovely semi rural position with a large south facing garden to the rear from where superb views are enjoyed over a neighbouring wildlife lake.

The spacious accommodation is arranged over two floors, extends to almost 2,400 sqft (223 sqm) and includes a central reception hall, large sitting room with an adjoining conservatory, dining room, breakfast kitchen, boot room, utility room and a cloakroom. There is a ground floor bedroom and an adjacent bathroom. On the first floor is a spacious landing area, principal bedroom with an en suite shower room and two additional double bedrooms.

**AN INDIVIDUAL DETACHED PROPERTY PROVIDING SPACIOUS AND WELL PLANNED FAMILY ACCOMMODATION, SET IN GARDENS AND GROUNDS EXTENDING TO JUST OVER HALF AN ACRE, ENJOYING ATTRACTIVE COUNTRYSIDE VIEWS AND OCCUPYING A PLEASANT POSITION ON THE SOUTH EASTERN EDGE OF THE VILLAGE.**





Outside, the property is approached via entrance gates with a large courtyard to the front, providing ample parking and leading in turn to the attached garage and the detached double bay carport. The principal garden lies to the rear and faces south. Attractive countryside views are enjoyed from all aspects with a particularly pleasant outlook to the rear over a neighbouring wildlife lake.

## ADDITIONAL INFORMATION

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

**Services:** Mains electricity, water and drainage are installed. Central heating is provided by an oil fired boiler.

**Planning comment:** Planning permission was originally granted in 1998, subject to an Agricultural Occupancy Condition. A Certificate of Lawful Existing Use or Development (CLEUD) was granted in July 2021 which permits occupation in breach of the Agricultural Occupancy Condition.

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

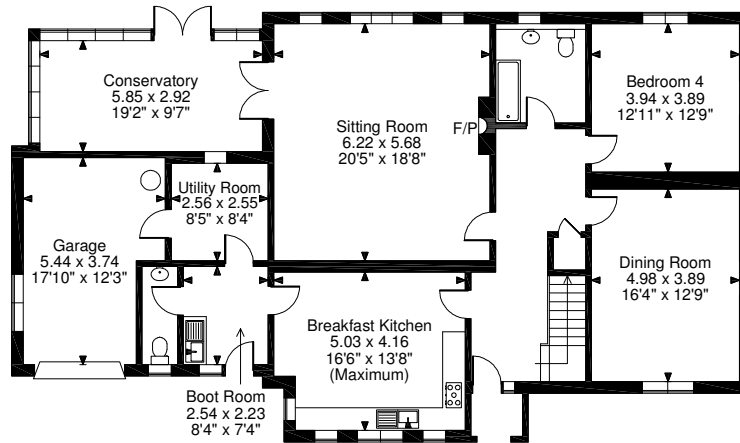
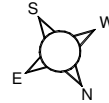
### Directions - HG4 3QD

From the centre of the village proceed in an easterly direction on the Ripon Road. Proceed past Wensleydale Creamery and as the road bends to the left, turn right. Proceed past Buzzards and Mowbray Park Farm House is down the lane on the right.

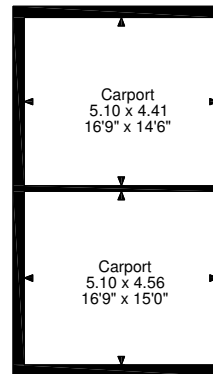




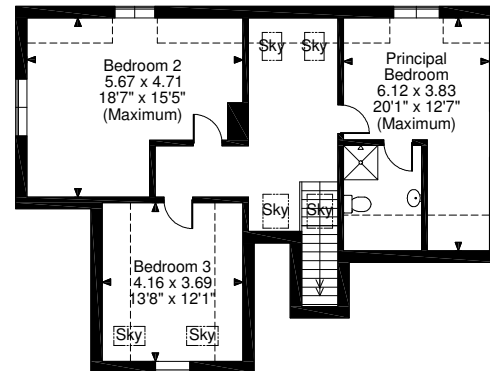
**Mowbray Park Farm House**  
**Approximate Gross Internal Area**  
**Main House = 2381 Sq Ft/221 Sq M**  
**Garage & Outbuilding = 697 Sq Ft/65 Sq M**  
**Total = 3078 Sq Ft/286 Sq M**



**Ground Floor**



**Outbuilding**



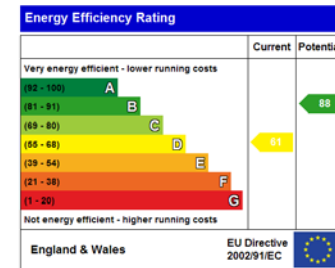
**First Floor**

**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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