



**MILL HOUSE**  
Ripley, Near Harrogate

**Carter Jonas**



## MILL HOUSE, RIPLEY HG3 3EB

Ripley – Less than 1 mile

Harrogate – 5 miles

Leeds Bradford Airport – 15 miles

Leeds city centre – 20 miles

Two reception rooms • Breakfast kitchen • Office  
Utility room • Cloakroom • Six bedrooms (one currently  
used as a study) • Three bath/shower rooms • Garage  
Greenhouse • Beautiful gardens, orchard and beck  
Just over 3 acres of paddock land • Stone built stable  
block • Ample parking • Excellent location

Mill House is an attractive Georgian farmhouse which has been restored and refurbished throughout creating a beautiful home with striking original features. The property has stunning gardens which adjoin Thornton Beck, resulting in an idyllic rural setting less than a mile from the popular historic village of Ripley and only 5 miles from Harrogate town centre. It also benefits from 3.3 acres of grazing land with a stone built stable block (with separate access) offering equestrian facilities or the possibility of conversion, subject to the usual planning consents.

The property is presented to a beautiful and attractive standard with the added benefit of recently fitted hardwood double glazed windows throughout. The stylish contemporary interiors complement the beautiful period features that are prevalent throughout this stunning home.

The accommodation briefly comprises a beautiful wide entrance hall, formal sitting room with wood burning stove and bespoke fitted bookshelves. The dual aspect breakfast kitchen has a central island, a wealth of hand-crafted storage cupboards and feature Aga. There is direct access into the impressive living/dining room with dual aspect French doors out to the main gardens and patio areas, open fireplaces at either end of the room and a secret door into the spacious utility room and downstairs cloakroom.

**AN IMPRESSIVE 6 BEDROOM DETACHED GEORGIAN HOUSE IN FANTASTIC CONDITION THROUGHOUT, BENEFITTING FROM OVER 3 ACRES OF PADDOCK LAND WITH STONE BUILT STABLE BLOCK AND SITUATED ON THE FRINGE OF THE POPULAR HISTORIC VILLAGE OF RIPLEY, OVERLOOKING RIPLEY CASTLE PARK.**





There is an inner hallway with study area and a further room which is currently used as a gym but could be utilised as a home office. On the first floor there are two impressive double bedrooms either side of a single bedroom/study, two further double bedrooms, a house bath/shower room, separate shower room and the principal bedroom with an en suite bath/shower room and fitted wardrobes.

Outside, there is a large gravel area providing ample parking and access to the attached garage to one side, impressive formal gardens with various stone flagged seating areas to either side of the house, greenhouse, timber summer house, orchard area and a bridge over Thorton Beck to further gardens. The property benefits

from 3.3 acres of paddock land and a stone built stable block featuring three stables and a tack room. The land and stables also have use of a separate access lane.

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

**Services:** Mains water, electricity and septic tank.

**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, Mill House is situated on the right hand side, immediately before the bridge.







# Mill House, Ripley

Gross internal floor area for:

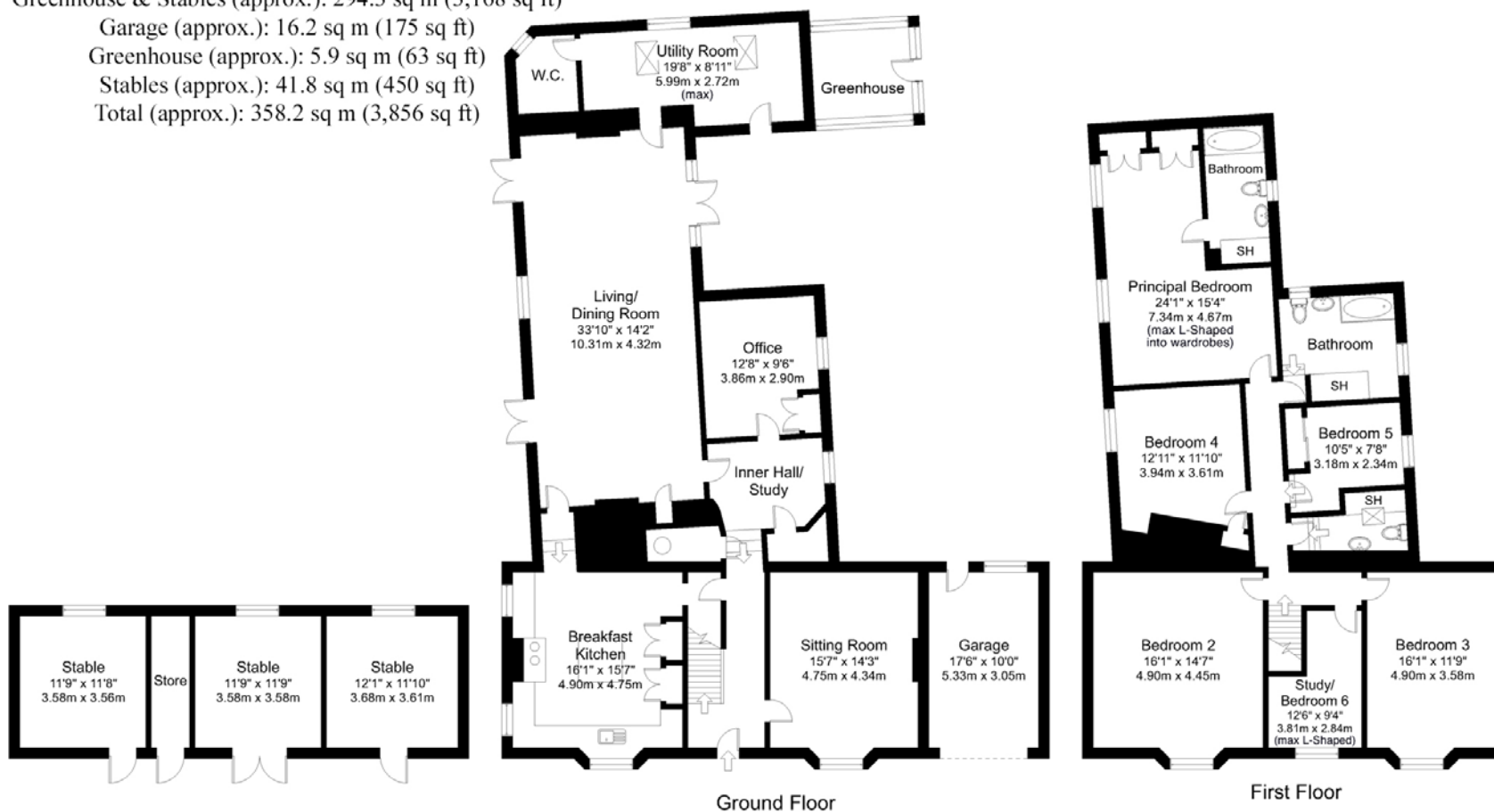
Main House excluding Garage, Eaves,  
Greenhouse & Stables (approx.): 294.3 sq m (3,168 sq ft)

Garage (approx.): 16.2 sq m (175 sq ft)

Greenhouse (approx.): 5.9 sq m (63 sq ft)

Stables (approx.): 41.8 sq m (450 sq ft)

Total (approx.): 358.2 sq m (3,856 sq ft)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

















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