



**ST HELEN'S FARMHOUSE, LITTLE RIBSTON, WETHERBY, LS22 4EY**  
£2,500 per month

**Carter Jonas**



# ST HELENS FARMHOUSE, LITTLE RIBSTON, NEAR WETHERBY, LS22 4EY

- Available January
- Pets considered
- EPC Rating E
- Council Tax Band D
- Oil fired central heating

## THE PROPERTY

Available January, St Helen's Farmhouse is a beautifully presented, four bedroomed detached character farmhouse which enjoys open countryside views whilst conveniently sitting on the edge of the delightful Ribston Estate.

St Helen's Farmhouse is accessed via a private road and located just 5 miles from Wetherby, 8 miles from the spa town of Harrogate, 12 miles from the bustling town of Boroughbridge, and 18 miles from the historic City of York making this property ideal for family living and someone with commuter needs whilst benefitting from a rural location.

The nearby town of Harrogate and the City of York offer excellent everyday shopping facilities and are both well known for their restaurants, theatres and numerous historic points of interest. There are also a large variety of highly regarded public and private schools in the local area.

To the ground floor the property briefly comprises a light and welcoming entrance hall with a traditional feature staircase, a beautiful living room with a characterful feature fireplace and Rayburn fire, spacious kitchen dining room area comprising fully fitted neutral kitchen units with an integrated dishwasher, Rangemaster cooker and a log burning stove in the dining area making this a perfect space for family living and entertaining, a snug room with bespoke patio doors leading out towards the front of the property and a downstairs WC and utility room with plumbing in situ for a washing machine as required.

To the first floor, the primary bedroom provides a large feature fireplace, far-reaching views of the open countryside and

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accompanying en-suite facilities with a separate bath and shower facilities.

There are three further naturally bright double bedrooms all boasting character whilst providing plenty of space with the family bathroom comprising a free-standing shower and separate bath with views over the rear garden.

St Helen's Farmhouse offers oil fired central heating, ample parking for a number of vehicles, a large garage and a variety of small outbuildings which can be utilised for storage purposes with beautiful lawned gardens surrounding the property.

Please note additional grazing land and stables can be provided under a separate agreement by negotiation if required.

Offered unfurnished.

Pets considered.

The deposit will be £2,884 (5 week's rent) at a rental value of £2,500 per calendar month.

The holding deposit will be £576 (1 week's rent) of £2,500 per calendar month.


**ADDITIONAL INFORMATION**

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>42</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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