



The Barn Orchard Lane  
Ripley, Harrogate, Yorkshire HG3 3AT  
£3,000 Per month





A STUNNING BARN IN THE VERY SOUGHT AFTER LOCATION OF RIPLEY NEAR HARROGATE WITH DINING HALL, BEAUTIFUL DINING/ LIVING KITCHEN WITH WOOD BURNING STOVE UTILITY ROOM, CLOAK ROOM, SNUG ROOM, THREE DOUBLE BEDROOMS WITH HOUSE BATHROOM AND ENSUITE TO THE GROUND FLOOR GALLERIED LANDING WITH A FOURTH BEDROOM OFF AND STUDY AREA LOUNGE AREA WITH VIEWS ACROSS THE GARDEN, INTEGRAL GARAGE AND DETACHED SELF CONTAINED ANNEX WITH SITTING ROOM, KITCHEN, BEDROOM AND BATHROOM, BEAUTIFUL LANDSCAPED GARDENS AND OFF STREET PARKING FOR A NUMBER OF VEHICLES. AVAILABLE MAY EPC D COUNCIL TAX BAND G



## Description

The Barn is a spectacular conversion offering superb family accommodation, and boasting many attractive features including fine oak joinery and doors, and traditional radiators in the principal reception areas. The Barn is approached through a large oak door which gives access to the vaulted dining hall, with stone flagged floor, a wood burning stove and French doors opening to the inner courtyard. A corridor with cloaks cupboards leads to the dining/living kitchen, beautifully designed for everyday family life including a sitting area with a wood burning stove, exposed timber trusses and French doors to the inner courtyard. The kitchen is well equipped and there is an adjacent utility room and cloakroom. The morning room can also be used as an additional dining area. A side door gives access to the integral garage, and there is a separate door to the garden. There are three double bedrooms on the ground floor. The main suite includes a bathroom and the third bedroom has an en-suite shower room. The substantial oak staircase rises to the galleried landing where there is a fourth bedroom with a study area. The superb first floor drawing room with wood burning stove overlooks the gardens.

## Location

The Barn is located in the historic estate village of Ripley about 4 miles from the Conference centre of Harrogate, 8 miles from the Cathedral city of Ripon and about 20 miles from the financial centre of Leeds. The A1(M) is about 10 miles and Leeds/Bradford Airport about 12 miles. The railway station at Harrogate connects with the main line at Leeds and York giving fast access to London King Cross and Edinburgh. There is good local shopping in Ripley with further retail facilities available in Harrogate. There is a good choice of schooling throughout the area, and Ripley has its own primary school.

A timber gate opens into a graveled courtyard with extensive off road parking facilities, and access to a single garage. To the rear is a lawned garden, machinery store and raised vegetable beds. A useful building situated away from the house is currently used as ancillary family accommodation, and has a sitting room, kitchen, bathroom and bedroom.

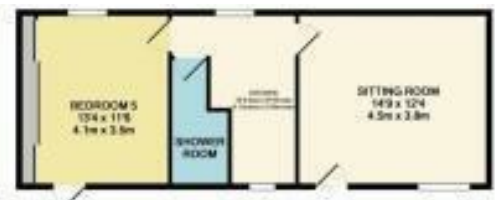




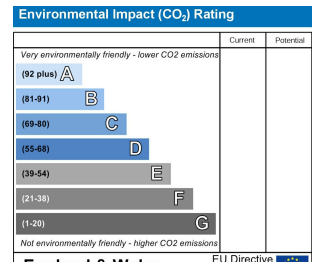
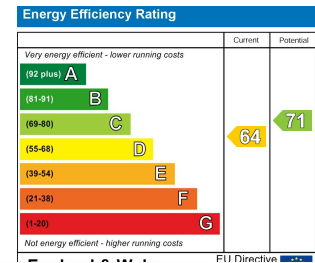








TOTAL APPROX. FLOOR AREA: 1404 SQ. FT. (407 x 350 M.)  
FIGURES ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE ACTUAL FLOOR AREA MAY VARY SLIGHTLY FROM THESE FIGURES.



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