



The Beeches, Aldfield, Ripon

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# The Beeches

## Aldfield, Ripon, HG4 3BE

A handsome stone built property with panoramic views over open countryside, located in a most sought-after convenient village, adjacent to The Fountains Abbey and Studley Royal World Heritage Site.

Ripon 3.5 miles, Harrogate and train station 11.2 miles (London Kings Cross 2 hours 53 minutes), A1(M) (Junction 48) 11.1 miles, Leeds Bradford Airport 22.2 miles

Porch | Reception hall | Lounge | Dining room  
Study | Kitchen/dining room | Pantry | Utility/  
boot room | Cloakroom | Principal bedroom  
with en suite bathroom | 3 Further bedrooms  
Family shower room | Garage | Garden store  
EPC rating D

### The property

The Beeches is a most beautifully proportioned four bedroom detached family home offering a private setting, in this pretty village, The light-filled accommodation is arranged predominantly over a single floor with two first floor rooms.

The ground floor accommodation flows from a welcoming reception hall and comprises an extensive 29 ft. lounge with large picture glazing and feature fireplace with woodburning stove, well-proportioned front aspect dining and study rooms and a large rear aspect kitchen/dining room. The kitchen itself has a range of wall and base units, solid wooden worktops, double Belfast sink, an ingle with Esse stove, modern integrated appliances and French doors to a covered side porch. There is also a separate walk-in pantry and a useful fitted utility room with cloakroom and a door to the rear garden. The ground floor accommodation is completed

by a bedroom wing providing a generous principal bedroom with walk-in storage and en suite bathroom, one further double bedroom. The property's two remaining bedrooms can each be accessed over separate dedicated staircases.

### Outside

The property is approached through an electric wooden gate over a gravelled forecourt offering parking for multiple vehicles and giving access to the detached garage. The well-maintained garden surrounding the property is laid mainly to lawn bordered by mature shrub beds and features a useful garden store, numerous seating areas and a spacious gravelled wraparound terrace, ideal for entertaining.

### Location

A handsome stone-built property, with panoramic views over open countryside, located at the heart of a sought-after convenient village adjacent to Fountains Abbey and Studley Royal World Heritage Site. The small rural village of Aldfield has an historic church and is surrounded by miles of stunning walking, cycling and riding routes. The luxury Grantley Hall hotel and Wellness Retreat is just a mile from the village. Whilst enjoying a truly rural position the property is within a short drive of the cathedral city of Ripon with its wide range of shopping, leisure and educational facilities - including the renowned Grammar school. The spa town of Harrogate is also within approximately 15-20 minutes drive and Leeds is within daily commuting distance via the A1/M1 link road accessed to the East of Ripon. Harrogate station has regular services to central London in less than three hours and Leeds Bradford Airport offers regular flights to London and to several international destinations.

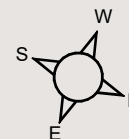
The area offers a good selection of Primary and Secondary schools, including Fountains CE Primary School, along with Ripon Grammar School and Outwood Academy (both rated Outstanding by Ofsted) and also a wide range of independent schools.







The Beeches Aldfield, Ripon  
Main House internal area 2,104 sq ft (196 sq m)  
Garage internal area 172 sq ft (16 sq m)  
Total internal area 2,276 sq ft (212 sq m)



Floor Above Dining Room

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8562841/SAK



## Directions

From Strutt & Parker's Harrogate office follow Victoria Avenue to West Park (A61), from A61 Ripon bypass take the B6265 following signs for Fountains Abbey. Take the first left turn after the Abbey entrance and The Beeches is the first property on the right, next to the church.

## General

**Local Authority:** North Yorkshire Council, +44 (0)300 131 2131

**Services:** Mains electricity, water and drainage. Oil-fired central heating.

**Council Tax:** Band E

**Tenure:** Freehold

**Guide Price:** £799,950

## Harrogate

Princes House, 13 Princes Square HG1 1LW

**01423 561274**

harrogate@struttandparker.com  
struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[f /struttandparker](https://www.facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2023 Particulars prepared July 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited