

The Willows Grewelthorpe



Strutt
& Parker

Land and property. Since 1885.

A sophisticated stone-built bungalow with equestrian facilities and beautifully landscaped grounds, in a prime setting within the sought-after village of Grewelthorpe near Ripon.

The Willows is an exceptional stone-built home that seamlessly combines contemporary luxury with the tranquillity of a rural setting. The current owners have reconfigured and modernised the property throughout during their 24 year tenure. The property extends to more than 2,800 sq ft of internal accommodation, thoughtfully designed and enhanced to create a bright, airy living environment, complemented by sleek modern finishes and a highly versatile layout.

The accommodation flows from a welcoming reception hall into the principal reception rooms, all benefitting from either floor-to-ceiling glazing or French doors opening onto a series of sun terraces and beautifully landscaped gardens. The generous sitting room features a white brick fireplace with a substantial timber mantel and log-burning stove, forming an attractive focal point. Adjoining is a well-proportioned dining room, while a separate drawing room provides further elegant reception space. The striking open-plan kitchen and breakfast room is fitted with a comprehensive range of contemporary cabinetry, with an integrated dishwasher, fan and combi ovens, fridge and freezer, all centred around an island with drinks fridge, hob and sink. A useful walk-in pantry completes the kitchen area. The space also offers ample room for informal dining and entertaining. Additional ground-floor accommodation includes two well-presented bedrooms, a modern family bathroom, a gym, and a large utility room with space for a washer and dryer.

On the first floor, a generous landing leads to a spacious principal bedroom with a stylish contemporary en suite bathroom with walk-in shower and a further double bedroom. Both rooms benefit from loft-style ceilings that enhance the sense of space and natural light and enjoy the long distant countryside views.



Outside, a large gravel driveway provides ample parking and access to the garage and carport. The beautifully landscaped rear gardens feature an ornamental pond with aquatic planting which is a haven for wildlife, tiered stone terraces, and a pergola-covered dining area. The excellent equestrian facilities include a timber-built stable block with tack room, which benefit from electricity and water, a professional all-weather manège, and private post-and-rail enclosed paddocks (approx. 4.2 acres), accessed from a private lane. There are also raised vegetable beds and a separate garden room from which to enjoy the beautiful gardens.

Location

The highly regarded village of Grewelthorpe, is surrounded by beautiful countryside and within easy reach of the cathedral city of Ripon and the Spa town of Harrogate. The village offers a strong community atmosphere with amenities including a village hall, church and primary school, while nearby Kirkby Malzeard and Masham provide further everyday facilities including shops, pubs and services. Ripon offers a wider range of shopping, leisure and cultural amenities, with Harrogate, Thirsk and York also within convenient reach. The area is well placed for schooling, including the highly regarded Ripon Grammar School, together with a number of respected independent schools in the wider area including Queen Ethelburga's Collegiate, Ashville College and Ampleforth College. Road connections are excellent via the nearby A61 and A1(M), providing links towards Leeds, York and the north-east, while rail services are available from Harrogate, Thirsk and Northallerton with direct services to London Kings Cross.

Postcode region: HG4

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water. Shared pumping station that transfers waste to mains drainage. Oil central heating.
Council Tax: Band G
Titles: There are three titles involved which include covenants, we advise potential buyers that they should make their own enquiries at an early stage.
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,885 sq. ft (268 sq. m)
3 reception rooms
4 bedrooms | 2 bathrooms
Garage and carport
Set in approx. 4.7 acres
Paddocks, stables and menage
Freehold
Village location

Guide price £1,250,000



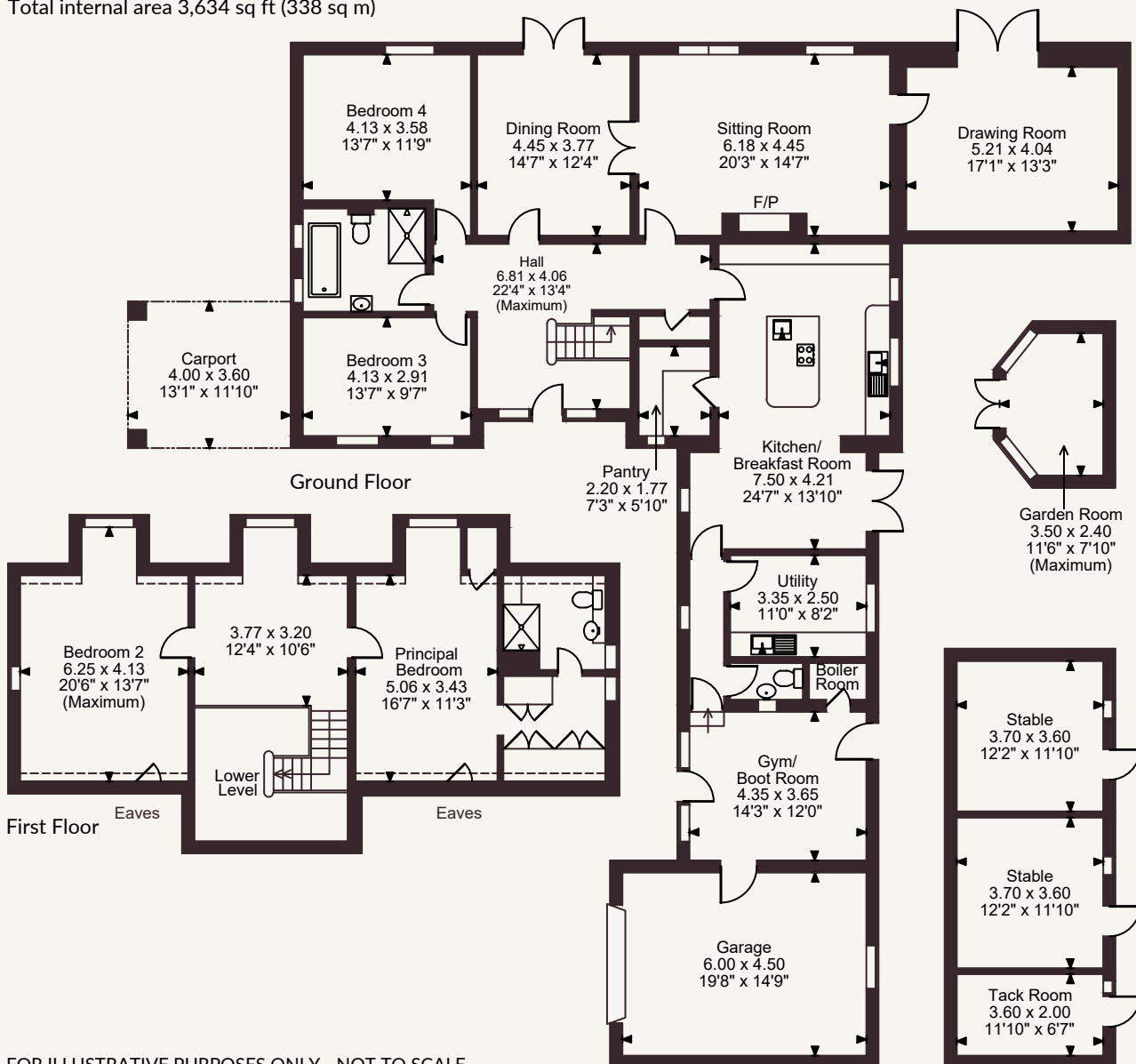
The Willows Grewelthorpe, Ripon

Main House internal area 2,885 sq ft (268 sq m)

Garage internal area 291 sq ft (27 sq m)

Stables, Tack Room & Garden Room internal area 458 sq ft (43 sq m)

Total internal area 3,634 sq ft (338 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8692605/SAK

Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274 | harrogate@struttandparker.com



@struttandparker struttandparker.com

Strutt & Parker

Land and property. Since 1885.

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. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.