



Ashfield

Kirkby Moor Road, Kirkby Malzeard, Ripon



BNP PARIBAS GROUP 

A generously proportioned family home with stabling, set in 3.65 acres in a private, stunning rural location, close to Ripon

A detached stone-built five-bedroom property featuring quality fixtures and fittings, neutral décor and a wealth of wooden flooring across the ground floor, combining to provide an elegant and practical living and entertaining environment. It is located in a beautiful location on the fringes of a sought-after village, near to local amenities.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



TRIPLE GARAGE



3.65 ACRES



FREEHOLD



RURAL/CLOSE TO VILLAGE



4,269 SQ. FT MAIN HOUSE



GUIDE PRICE £1,450,000



The property

Ashfield is a handsome, generously proportioned detached family home, which has been in the current owner's tenure for almost 20 years. Offering more than 4,200 sq. ft of light-filled flexible accommodation arranged in a U shape over three floors. Configured to provide an elegant and practical living and entertaining space featuring quality fixtures and fittings, neutral décor and a wealth of wooden flooring across the ground floor, the accommodation flows from a welcoming reception hall with useful cloakroom.

It comprises a fabulous 34 ft dual aspect sitting/dining room with full-height glazing, a feature fireplace with wood burner and a door to the garden, generous study and snug rooms, both with feature fireplaces and the latter with French doors to the rear terrace, and an extensive 53 ft open plan kitchen/breakfast/family room. The kitchen, which enjoys a large picture window has a range of wall and base units, complementary work surfaces and splashbacks, an electric Aga and a neighbouring

fitted utility room with a door to the rear terrace.

The oak-framed family room has a vaulted ceiling with exposed A frame beams, large picture glazing, space for a sizeable table, bi-fold doors to the rear terrace, a door to the front aspect and a family area with contemporary freestanding wood burner. The ground floor accommodation is completed by a bedroom wing providing two double bedrooms, both with fitted storage and en suite bathrooms, ideal for buyers looking to create annex space. The property also benefits from a 42 ft lower ground floor gym/playroom.

On the first floor the property provides a principal bedroom with en suite bathroom with freestanding slipper bath and separate shower, the property's two remaining double bedrooms and a modern family bathroom.



Outside

Set on a 3.65-acre plot and having plenty of kerb appeal, the property is approached over a cobbled in-and-out driveway providing private parking and through a five-bar gate over a side driveway giving access to further parking and a triple garage with one of the doors being electrically operated, an internal cloakroom and a useful mezzanine storage area.

The well-maintained garden is laid mainly to lawn interspersed with and bordered by mature planting and features a garden pond, green house, shed and stone-built stabling with two loose boxes with water feeders and hardstanding and a spacious paved and gravelled rear terrace, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over the property's stock-fenced pasture and surrounding countryside. The two paddocks, to the side and rear of the property are approximately three acres in total.

Location

Located in the Nidderdale National Landscape, Kirkby Malzeard village offers day-to-day amenities including a general store with Post Office, butchers, fish and chip shop, a public house, a church, a popular primary school and a doctor's surgery approx. 1 mile from the property. The mediaeval cathedral city of Ripon, the smallest city in Yorkshire, has a large market square bordered by a comprehensive range of amenities including high street and independent shops, supermarkets, restaurants and public houses. The area offers excellent leisure and sporting facilities including Ripon Racecourse and a good selection of golf clubs. More extensive shopping, service and educational facilities are available in the spa town of Harrogate.

Communications links are excellent: the A61 links to the A1(M) which gives access to the motorway network. Harrogate and Thirsk train stations both offer links to major regional centres and central London (Kings Cross).



Distances

- Kirkby Malzeard 1 miles
- Ripon 7.8 miles
- A61 (Ripon bypass) 8.4 miles
- A1(M), (Jct 50) 12.2 miles
- Harrogate 16.3 miles
- Leeds Bradford Airport 27.1 miles

Nearby Stations

- Harrogate
- Thirsk

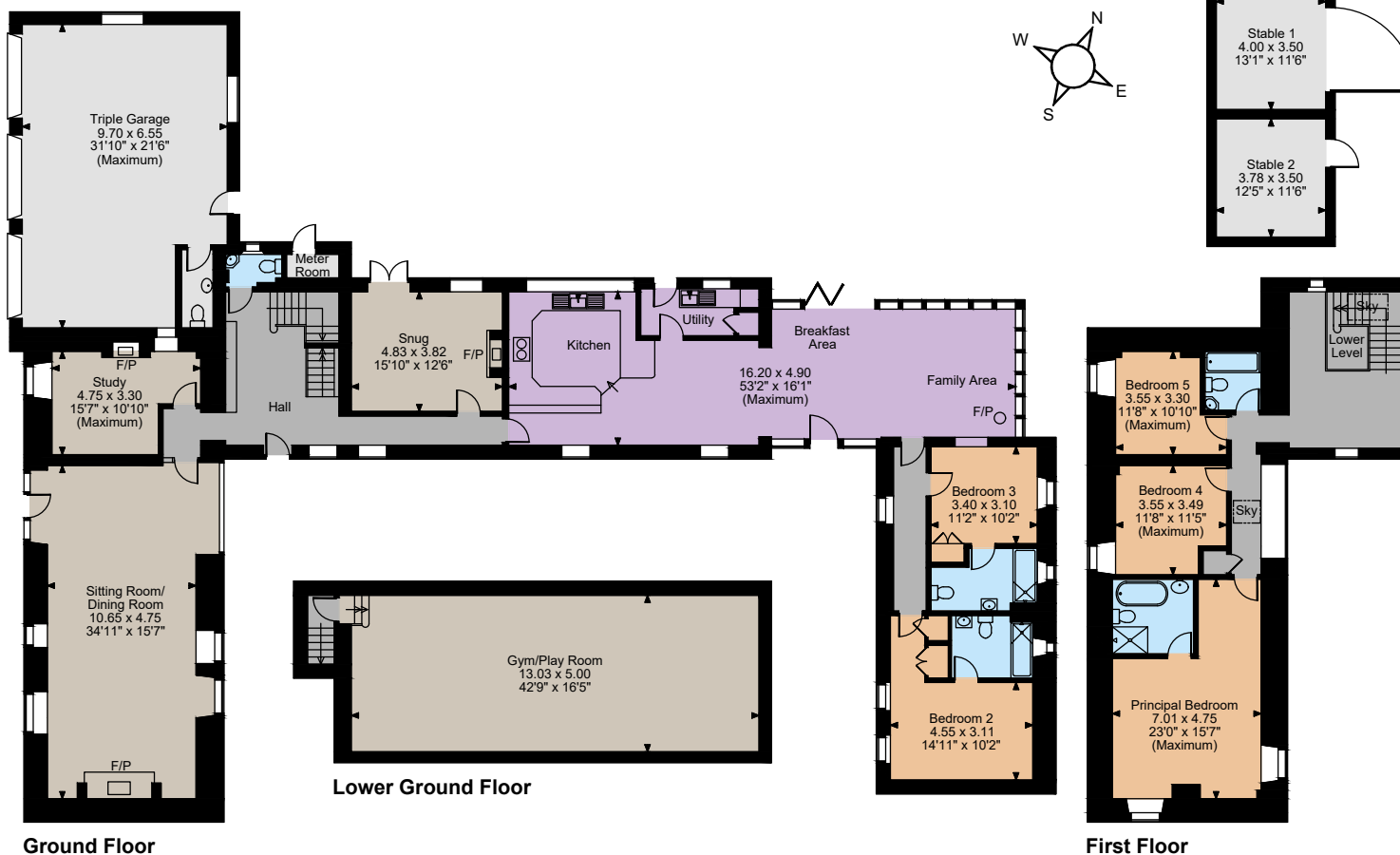
Nearby Schools

- Ripon Grammar School
- Aysgarth School
- Queen Mary's School
- Harrogate Ladies College

Key Locations

- Fountains Abbey and Studley Royal
- Ripon Cathedral
- Newby Hall and Gardens
- Ripley Castle and Gardens
- Ripon Racecourse





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

House internal area 4269 sq ft (397 sq m)
Triple garage internal area 671 sq ft (62 sq m)
Stables internal area 304 sq ft (28 sq m)
For identification purposes only.

Directions

HG4 3QR

what3words: ///navigate.serenade.reminder - brings you to the driveway

General

Local Authority: North Yorkshire County Council

Services: Mains electricity and water, private drainage (Klargester, which we believe to be compliant). Oil-fired central heating

Council Tax: Band H

EPC Rating: D

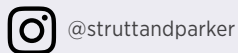
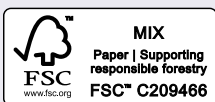
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Harrogate

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