

Brelade House

Littlethorpe Road, Ripon



A stunning detached home with substantial accommodation and extensive gardens, in a desirable setting close to Ripon.

An outstanding six-bedroom family home with light, airy accommodation and elegant styling and fittings, set in a generous private plot. The historic city centre is within a mile, while the property is also just moments from the beautiful surrounding countryside of the Nidderdale National Landscape.



5 RECEPTION ROOMS



6 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



LARGE REAR GARDEN



FREEHOLD



VILLAGE



4,203 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Brelade House is an impressive six-bedroom home, constructed in 2003 by the current owners and offering more than 4,000 square feet of elegant, flexible living space, with attractive décor and a high-specification finish throughout.

The ground floor features elegant Amtico flooring throughout (except the dining room), as well as oak veneered internal doors, skirting, frames and architraves. In the welcoming entrance hall, the splendid oak staircase leads to the galleried first floor landing, while doors open to the main reception rooms. These include the formal sitting room which extends to 27ft and features a fireplace fitted with a log burner and a dual aspect, including French doors opening to the rear garden. There is also a study with built-in oak desk space, a comfortable family room and a formal dining room, with both the family room and dining room also benefitting from French doors to the rear garden. Additionally, the ground floor has a well-equipped, social kitchen with shaker-style painted units, granite worktops, a central island, slate

flooring and an integrated Bosch dishwasher and a freestanding Bosch American style fridge freezer. A Smeg range cooker provides a focal point. The adjoining utility room with built in Bosch freezer, Villeroy & Boch ceramic sink also offers further space for a washer and dryer and gives access to the driveway/garden.

The oak staircase rises to a light and spacious galleried landing area with space for a relaxed reading area. There are five well-presented generous proportioned double bedrooms on the first floor, two with Jack and Jill access to an en suite shower room with Villeroy & Boch vanity unit and tiles and a walk-in shower. The first floor also has a large family bathroom with Villeroy & Boch tiles, sanitaryware, a system wellness bath and a large shower cubicle. The stairs continue to the second floor, where there is a generous principal double bedroom with Velux skylights, dual built-in wardrobes, ample space for seating and an en suite bathroom with a large walk-in steam shower, Villeroy & Boch sanitary ware and system bath with massage jets, two Keuco floating sink units and mirrored storage.



Completing the first floor accommodation, above the garage is an gym/cinema room, a versatile area which could be used as office space, games room or a guest suite, having plumbing already in place for either an en suite or kitchen area.

Location

The property is located in a highly sought-after location, on the edge of the historic city of Ripon yet within easy reach of the city centre. Ripon has plenty of character and charm, with its wealth of historic buildings and lanes, while the centre has a variety of supermarkets, individual shops, amenities and leisure facilities. There are several outstanding schools in Ripon, including the Ripon Grammar School and Outwood Academy, plus St. Wilfrid's Catholic Primary School, as well as a number of independent schools. The stunning North Yorkshire countryside is within easy reach, with the Nidderdale National Landscape, the Yorkshire Dales National Park and the North York Moors providing a breathtaking setting for walking, cycling and riding. The area is well connected by road, with the A1(M) close-at-hand, while there are mainline rail services available from Harrogate or Thirsk.

Outside

At the entrance to the property, an illuminated in/out driveway with electronic security gates provides access to ample parking space, while there is also an area of lawn at the front, bordered and enclosed by high hedgerows for a sense of privacy. There is a double garage with an electric door for further parking and storage, and an additional parking space behind a five-bar wooden gate at the side of the house. The garage also has a workshop and a gardener's WC.

The large rear garden extends to approximately 300ft and features a stone flagged patio for alfresco dining across the back of the house, with far-reaching lawns beyond, bordered by mature trees and high hedgerows, also a small orchard and a bar and BBQ area. Towards the end of the plot there is a vegetable garden with raised beds. The grass verge as you approach the property is included within the ownership.



Distances

- Ripon centre 1.0 mile
- Harrogate 11 miles
- Knaresborough 11 miles
- Thirsk 13 miles
- Northallerton 17 miles
- Teeside International Airport 33 miles

Nearby Schools

- Ripon Grammar School
- Outwood Academy
- Spring Hill
- Cundall Manor
- Belmont Grosvenor
- Aysgarth
- Queen Mary's
- Breckenbrough
- Harrogate Ladies' College

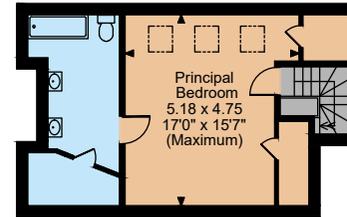
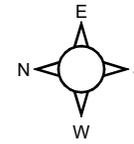
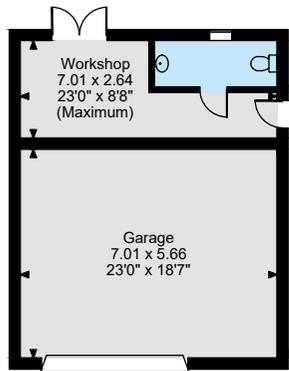
Nearby Stations

- Harrogate
- Thirsk

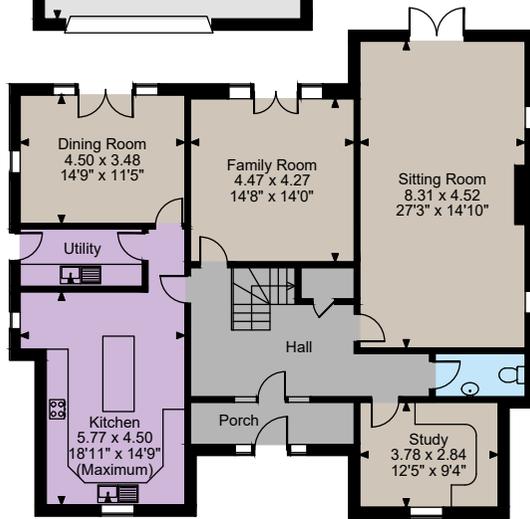
Key Locations

- Fountains Abbey and Studley Royal Water Garden with Abbey ruins
- Ripon Cathedral
- Lightwater Valley Family Adventure Park
- Newby Hall and Gardens
- Ripley Castle and Gardens
- Yorkshire Dales
- Ripon Rugby Club
- Ripon Tennis Club
- The Jack Laughter Centre with swimming pool, gym and fitness classes
- Ripon Racecourse

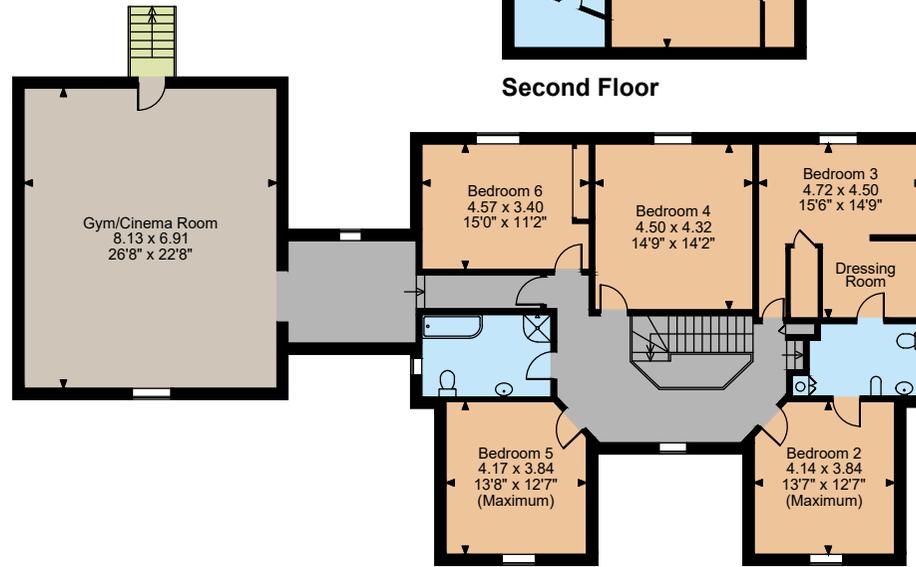




Second Floor



Ground Floor



First Floor

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

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Floorplans

Ground Floor internal area 1,574 sq ft (146 sq m)

First Floor internal area 2,175 sq ft (202 sq m)

Second Floor internal area 454 sq ft (42 sq m)

Garage internal area 636 sq ft (59 sq m)

For identification purposes only.

Directions

Post Code - HG4 1TZ

what3words: ///observer.evidence.impulsive - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: Band C

Harrogate

9 Westgate House, Albert Street

01423 561274

branch@struttandparker.com

struttandparker.com



@struttandparker

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