



North Lodge
North Street, Ripon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A handsome period house with extensive luxury accommodation, a detached annexe and beautiful gardens

A fine 5-bedroom period house with extensive, beautifully appointed accommodation and delightful spacious gardens, set in a highly sought-after position in the heart of Ripon's historic city centre. The property features refined, elegant accommodation with a wealth of magnificent original details, while there is also a detached 2-bedroom annexe and separate studio.



**4+1
RECEPTION
ROOMS**



**5+2
BEDROOMS**



**5+2
BATHROOMS**



2 CARPORTS



**PRIVATE
GARDENS**



FREEHOLD



CITY



**6165 SQ FT
MAIN HOUSE**



**GUIDE PRICE
£2,400,000**



The property

North Lodge is a magnificent period house, dating back in part to 1725 and once the residence of the Earl de Grey, Marquis of Ripon. The property has undergone a programme of refurbishment during the current owners 16 year tenure, and boasts five bedrooms and stunning living space, set in a sought-after, very private and convenient position on the edge of Ripon's historic city centre. The accommodation displays various elegant original details, including high ceilings, ornate cornicing and ceiling roses, large sash windows and handsome original fireplaces, alongside bespoke fittings and décor of the highest quality. The impressive reception hall provides a splendid welcome to the home, with its wooden parquet flooring and fireplace fitted with a woodburning stove. There is space for a seating area, while doors lead off the reception hall to the main ground-floor living and entertaining spaces. These include the sitting room at the front, which has an open fireplace, a chandelier light fitting and a dual aspect, including a tall sash bay window. There is also a formal dining room, a useful home study and a

substantial games room with space for a billiards table. Towards the rear, the open-plan kitchen, dining area and sitting area provides further beautifully appointed living space, with the Orangery featuring a ceiling lantern skylight and French doors opening onto the rear gardens. The kitchen itself has Clarity Arts shaker-style, bespoke fitted units, a central island, integrated dishwasher and wine cooler and a stainless steel Britannia gas range cooker. There is also a laundry, a utility room and a cellar, providing further storage and space for home appliances. On the first floor there are three luxury double bedrooms, each of which is en suite. These include the generous principal bedroom, which has a dressing room and an en suite bathroom with a roll-top bathtub and a large separate shower unit. One of the other first-floor bedrooms has an en suite bathroom, with the other featuring a shower room. Also on the first floor there is a further utility/laundry room and a large family bathroom with a walk-in shower and a brass bathtub. There are separate staircases leading to the fourth and fifth bedrooms, one of which also leads to a further bathroom.



Annexe

The detached annexe, built in 2018 provides more than 1,000 square feet of additional modern accommodation, making it ideal for use as a rental property, or for multi-generational family living. It includes a 33ft open-plan sitting room with log burner and kitchen with built-in oven and induction hob and fridge freezer, a utility room and two double bedrooms, both of which with en suite shower rooms and built in wardrobes, all enjoying underfloor heating. Bi-fold doors open to a private courtyard patio area with a double carport nearby.

Outside

The house is set back from the road along a driveway, which leads to the gated entrance, providing access to the main house, the annexe and the detached carports for covered parking. The extensive gardens include patios and gravel terracing to both the main house and the annexe, as well as a pristine lawn with borders of established trees, shrubs, hedgerows and pond. A detached brick building offers the opportunity to

create a studio, office or gym. There is also an outdoor kitchen which is ideal for entertaining and dining al fresco, with a pizza oven, open fire and bar area.

Location

The property is located in a highly sought-after location, just moments from the centre of the historic cathedral city of Ripon. The city has plenty of character and charm, with plenty of historic buildings, while the centre has a variety of 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 Area of Outstanding Natural Beauty, 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.



Distances

- Ripon centre 0.1 miles
- Thirsk 11 miles
- Harrogate 12 miles
- Knaresborough 12 miles
- Northallerton 16 miles

Key Locations

- Ripon Cathedral
- Ripon Racecourse
- Fountains Abbey & Studley Royal Water Garden
- Nidderdale National Landscape
- North York Moors National Park
- Harrogate (historic spa town)

Nearby Stations

- Thirsk
- Knaresborough
- Starbeck
- Harrogate

Nearby Schools

- Ripon Cathedral Church of England Primary School
- Ripon Grammar School
- Queen Mary's, Topcliffe
- Cundall Manor, Cundall, York
- Outwood Academy Ripon
- Moorside Primary School & Nursery
- Sharow Church of England Primary School
- Bishop Monkton Church of England Primary School













The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Floorplans

House internal area 6165 sq ft (573 sq m)
 Annexe internal area 1086 sq ft (101 sq m)
 Carports 652 sq ft (61 sq m)
 Outbuildings 682 sq ft (63 sq m)
 For identification purposes only.

Directions

Post Code HG4 1HJ

What3words: ///sardine.mostly.occupations - 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: D

Fixtures and Fittings: Furniture is not included in the sale but most available by separate negotiation

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

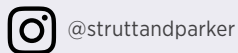
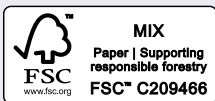
Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274

harrogate@struttandparker.com

struttandparker.com



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