

Old Willow Barn
Risplith, Ripon



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Land and property. Since 1885.

A delightful period barn conversion retaining a wealth of character features, occupying approximately 3.7 acres of grounds in the picturesque village of Risplith, surrounded by the beautiful countryside of the Nidderdale National Landscape.

Originally converted in 1998, Old Willow Barn successfully combines the character and craftsmanship of the original Yorkshire barn with comfortable family living. A light-filled dining room serves as a gracious entrance, anchored by a full-height window that invites the surrounding beauty indoors. This flows seamlessly into the principal sitting room—a cosy yet grand space defined by a substantial timber crossbeam, oak flooring, and a captivating open fireplace. A versatile study / snug provides a tranquil retreat, featuring slate flooring and a wood-burning stove. The windows frame attractive views across the surrounding gardens, paddock and open countryside. The traditional farmhouse kitchen is perfectly appointed with a classic Aga, and a butler’s sink.

Ascending the elegant turned staircase, the first floor reveals four double bedrooms. The principal suite is complete with a private en-suite shower room. The remaining bedrooms are equally generous, including a guest room with its own washbasin, all served by a refined family bathroom, each enjoys a peaceful outlook across the gardens, paddocks or the surrounding Yorkshire landscape.



The exterior is equally impressive. A gated entrance leads to a gravel courtyard, providing parking for several vehicles, a generous double garage, with excellent loft space extending into the eaves, offering potential for conversion or additional storage subject to the necessary consents. A separate outbuilding currently serves as a stable and barn. The lawned gardens blend seamlessly into the adjoining paddocks, making the property particularly well suited to those with equestrian interests or those simply seeking space, privacy and a genuine connection with the surrounding countryside. A gently flowing stream forms the Western boundary, further enhancing the idyllic rural setting.

Location

Old Willow Barn is in the small village of Risplith within the Nidderdale National Landscape. Just minutes from the award-winning Grantley Hall, one of England's finest country house hotels. The UNESCO World Heritage Site of Fountains Abbey, together with Studley Royal Deer Park and the National Trust site of Brimham Rocks, are all within easy reach. The cathedral city of Ripon lies approximately 5 miles away, providing excellent access to shopping facilities and first-class schools, including the outstanding-rated Outwood Academy and the Ripon Grammar school. The spa town of Harrogate, just 10 miles away, has an excellent choice of shops, restaurants, cinemas and theatres, and a train station with services to both York and Leeds, linking with main line services to London and Edinburgh. The area is well connected by road, with the A1, offering easy access to the north and south, just a short drive away.

Old Willow Barn offers a rare opportunity to acquire a distinctive Yorkshire barn conversion in an exceptional rural setting, combining approximately 3.7 acres of gardens and paddocks with equestrian facilities and access to some of North Yorkshire's most celebrated countryside and landmarks.

Postcode region: HG4 3

General

Local Authority: North Yorkshire Council
Services: Mains electricity and water. Private drainage which we believe to be compliant. Oil-fired central heating.
Council Tax: Band G
EPC Rating: F
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 1,925 sq. ft (179 sq. m)
3 reception rooms
4 bedrooms | 2 bathrooms
Double garage | Field shelter
Barn/workshop | Stable
Approx. 3.7 acres
Freehold

Guide price £1,000,000



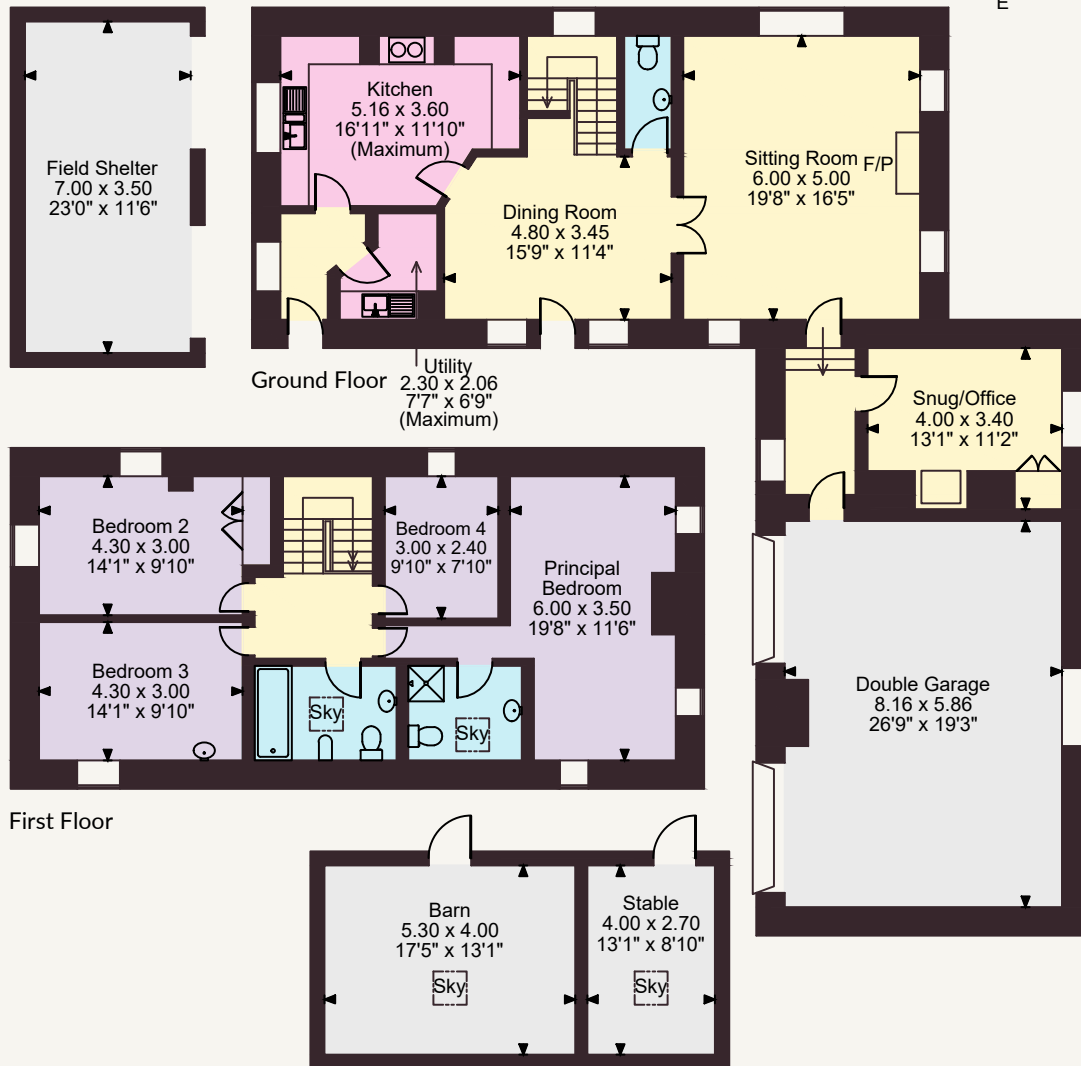
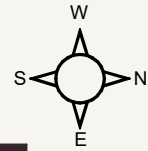
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Main House internal area 1,925 sq ft (179 sq m)

Garage internal area 515 sq ft (48 sq m)

Field Shelter, Barn & Stable internal area 619 sq ft (58 sq m)

Total internal area 3,059 sq ft (284 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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