Sharow End
Sharow Lane, Sharow, Ripon

Strutt & Parker

Land and property. Since 1885.

6,113 sq. ft (568 sq. m)
4 reception rooms
6/7 bedrooms | 6 bathrooms
Approx. 2 acres | Garage and outbuildings
Freehold

Guide price £1,300,000

A spectacular period home offering luxurious, eclectic living and outstanding leisure facilities, set within beautifully landscaped private grounds in a highly desirable location close to Ripon.

Sharow End is a magnificent period Victorian property which has been renovated throughout by the current owners during their 12 year tenure. Dating back to 1864 the property masterfully blends striking historic architecture with bold contemporary interior design. Offering more than 6,000 sq ft of accommodation, the home is distinguished by its classic white-rendered façade with contrasting black quoins and showcases high ceilings, large bay windows and elegant feature fireplaces throughout.

The welcoming entrance hall, complete with a sweeping staircase and chandelier, sets a luxurious tone. From here, the ground floor opens into substantial reception spaces, to include a beautifully styled cinema room with bespoke arched alcoves, an elegant lounge and a useful home study. The heart of the home is the spectacular open-plan kitchen and dining area, featuring a sleek central island, integrated appliances, a Quooker hot/cold/sparking tap, gas hobs with separate gas AGA and separate oven and floor-to-ceiling sliding glass doors opening onto the terrace, which fill the space with lots of light.

Entertainment is at the forefront of the design, with a magnificent vaulted games room featuring exposed beams and a large bay window providing direct access to the garden and the cinema room, with built in speakers. Completing the ground floor is a generous utility room with store, a study and a spacious double bedroom and a shower room, offering excellent flexibility for guests or to facilitate multi-generational living.

Two staircases lead to the first floor providing a flexible living option, there are six further beautifully appointed double bedrooms, all enjoying excellent proportions and individual character. The impressive principal suite features a large bay window and a luxurious en suite bathroom. Three additional bedrooms benefit from en suite facilities, while the remaining two are served by a contemporary shower room.

Accessed via secure electric wrought-iron gates, the generous driveway leads to a three car carport all with EV charges and a recently installed large state-of-the-art garage with remote open door and built in lightshow.

A collection of exceptional ancillary buildings includes a dedicated contemporary garden office with air conditioning and Starlink broadband, and a substantial split-level gymnasium finished to a professional standard. The beautifully landscaped, south facing private gardens are thought to have been made during WW2 by Italians stationed nearby. It creates a wonderful setting, featuring expansive manicured lawns, an orchard, a striking circular water feature with fountain, an outdoor cube sauna pod, a cave and a tunnel which opens into the sunken garden. An extensive terrace with a covered pergola is ideal for al fresco dining and entertaining. Within the formal garden there is an extensive range of greenhouses together with a vine house. The property also benefits from a wild garden located over the village road, which fronts onto the River Ure.

Location
The sought-after village of Sharow, located just over a mile from the cathedral city of Ripon, offers a strong community atmosphere and benefits from a village hall, church and cricket club, while Ripon provides an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants and leisure facilities.

Schooling in the area is highly regarded, including Ripon Grammar School, one of the country's leading state grammar schools, together with a selection of well-regarded primary schools. Independent schools in the wider region include Queen Mary's School at Baldersby Park, Cundall Manor School, Ashville College and Harrogate Ladies' College.

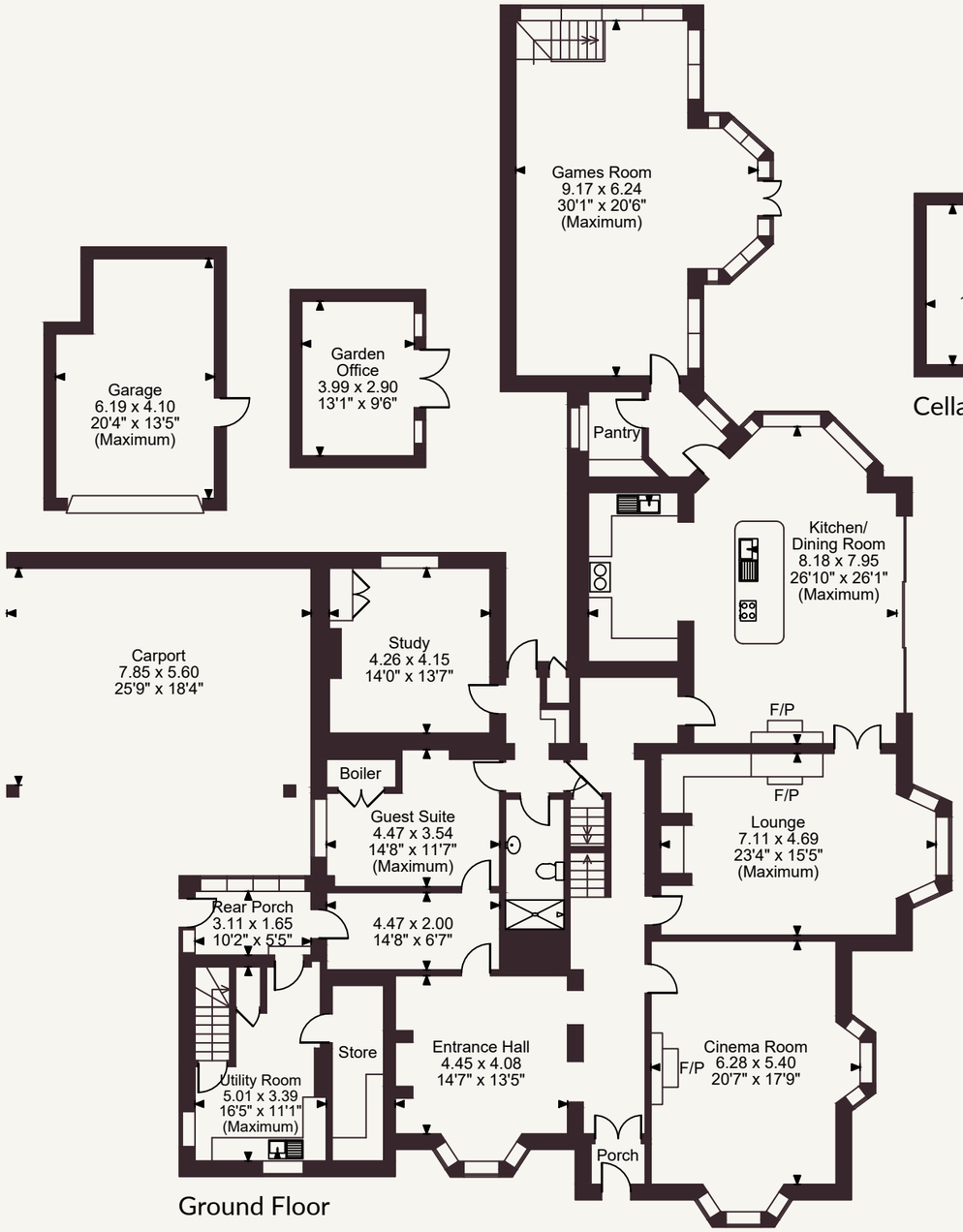
Communications are excellent, with the A61 providing links to Harrogate and Thirsk, while the A1(M) offers convenient access to Leeds, York, Newcastle and the wider motorway network. Mainline rail services are available from Thirsk and Harrogate, providing regular connections to London King's Cross and other major regional centres

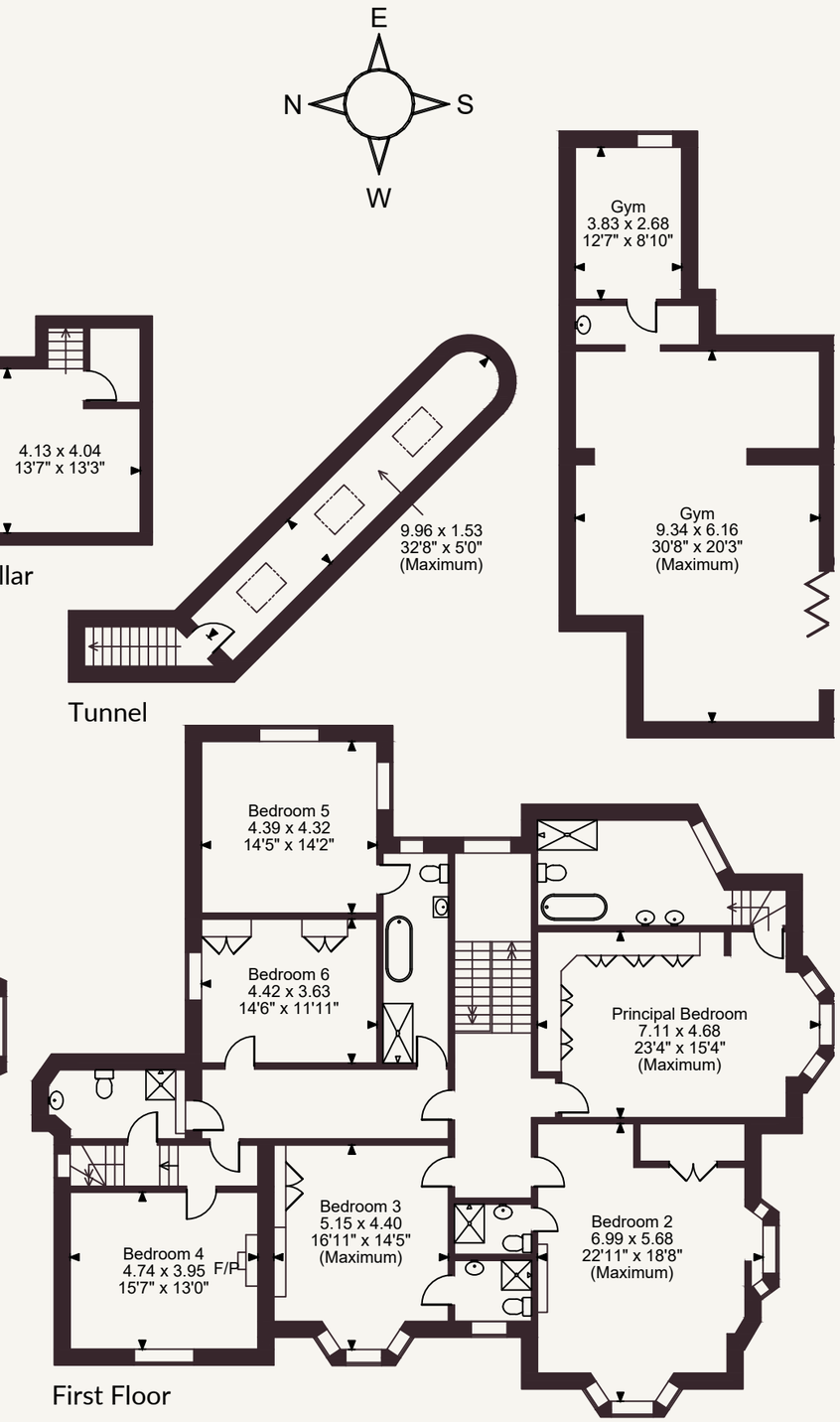
Postcode region: HG4

General
Local Authority: North Yorkshire County Council
Services: Mains gas, electric, water and drainage. Alarm CCTV, Starlink broadband, 4 x electric 7kwh EV charges
Council Tax: Band G
EPC Rating: E
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Sharow End Sharow Lane, Sharow

Main House internal area 6,113 sq ft (568 sq m)
Garage internal area 253 sq ft (24 sq m)
Outbuilding internal area 849 sq ft (79 sq m)
Total internal area 7,215 sq ft (670 sq m)
Quoted Area Excludes 'External C/B& Carport'





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