Manor Court

Thirn, Ripon

STRUTT & PARKER

BNP PARIBAS GROUP

A beautiful farmhouse with a wealth of highly attractive accommodation and 5 acres, in a secluded village position.

A handsome detached farmhouse with character features, beautifully appointed accommodation which has been substantially extended, set in a peaceful and idyllic hamlet surrounded by rolling north Yorkshire countryside. Set within five acres of rolling grounds, including courtyards, patio areas for al fresco dining and extensive meadows, woodland and grazing pastures.

- **4/5 RECEPTION ROOMS**
- **4/5 BEDROOMS**
- **5 BATHROOMS**
- **DOUBLE GARAGE**
- **5 ACRES**
- **FREEHOLD**
- **VILLAGE**
- **MAIN HOUSE 4,148 SQ. FT**
- **GUIDE PRICE £1,250,000**

The property

Manor Court is a grand detached farmhouse with more than 4,000 sq. ft of beautifully appointed accommodation and extensive gardens. Set in the hamlet of Thirn within easy reach of Masham and Bedale, the property was converted from existing barns in 1993 and has undergone a program of renovations throughout by the current owners. The property has also been extended to provide four/five bedrooms and four/five flexible reception rooms, with period details including exposed timber beams, stone floors, stone-built fireplaces, alongside stylish modern fittings and décor. The front entrance opens into the airy games room at the heart of the home, with its flagstone flooring, dual aspect and skylights overhead. Double doors lead from the games room to the 32ft formal drawing room, which has an impressive vaulted ceiling with exposed timber eaves, as well as a grand brick-built fireplace with a log burner. Additional reception rooms include the useful home office with wooden parquet flooring and the family room with its French doors opening to the gardens, as well as a further generous sitting room with an inglenook fireplace, fitted with a stove, and dual bi-fold doors opening to the gardens. Further well-presented living and entertaining space is provided in the open-plan kitchen, which connects the two main wings of the house. It features flagstone flooring, a stunning bespoke Jeremy Wood fitted kitchen, a cast-iron Aga, integrated appliances including two freezers and a dish washer and a central marble topped island with a built-in dining area with banquette seating. The principal bedroom on the ground floor adjoins the family room/bedroom five and features a walk-in wardrobe, along with an en suite bathroom complete with a roll-top bathtub and a separate shower unit.

Two staircases lead to distinct first-floor areas, where there are a further three double bedrooms. One staircase leads directly to one double bedroom with an en suite shower room, while the other provides access to a further two en suite bedrooms, one of which has a dressing room and an en suite bathroom with a freestanding bathtub and a walk-in shower. A further shower/steam room is offered on the ground level.

Outside

The property is in a private setting, set back from the road running through the village along a lane, which leads to the large paved area in front of the house, providing plenty of parking space, as well as patio seating areas accessed via the French doors off the family room. Additional parking is available in the detached double garage. There is a peaceful paved central courtyard, providing further patio terracing, while further paved gardens with an ornamental pond are situated at the front of the house, connecting to the sitting room via its bi-fold doors. The wider grounds extend to approximately five acres and feature rolling fields and grazing pastures, meadows and wooded areas, all backing onto beautiful open countryside with wonderful views across the valley.

Location

The tiny hamlet of Thirn lies in a picturesque and secluded setting close to the Nidderdale National Landscape and three miles north of the market town of Masham. The town offers various everyday amenities including local shops, restaurants, cafés and pubs, as well as a primary school, while four miles away, Bedale provides a further choice of shops, pubs and restaurants, a leisure centre and both primary and secondary schooling. Ripon lies 12 miles to the south and offers extensive further facilities, including large supermarkets, and a choice of schooling, including the outstanding-rated Outwood Academy. The area is perfectly placed for walking, cycling and riding routes in the surrounding countryside, while golf is available at Masham Golf Club.

Local road connections include the A1(M) six miles away, while mainline rail services are available from Northallerton, 12 miles away (2 hours 30 minutes to London Kings Cross).

Distances

- Masham 3.6 miles
- Bedale 4.4 miles
- Richmond 11.5 miles
- Ripon 12.5 miles
- Northallerton 13 miles

Nearby Stations

- Northallerton

Key Locations

- Fountains Abbey & Studley Royal Water Garden
- Ripon Cathedral
- Ripon Museums
- Lightwater Valley Family Adventure Park
- Newby Hall & Gardens
- Quarry Moor Nature Reserve
- Ripley Castle and Gardens

Nearby Schools

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

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

Main House internal area 4,148 sq ft (385 sq m)

Garage internal area 360 sq ft (33 sq m)

Total internal area 4,508 sq ft (419 sq m)

For identification purposes only.

Directions

Post Code: HG4 4AU

what3words: ///lengthen.roadways.cured - brings you to the driveway

General

Local Authority: North Yorkshire Council

Services: Oil central heating, mains electricity and water. We understand that the private drainage at this property may not comply with the relevant regulations.

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

Council Tax: Bands B & E

EPC Rating: Main house rating D, Annexe rating E

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Harrogate
9 Westgate House, Albert Street, Harrogate HG1 1JX
01423 561274
harrogate@struttandparker.com
struttandparker.com

MIX
Paper | Supporting responsible forestry
FSC™ C209466
FSC www.fsc.org
@struttandparker
Over 50 offices across England and Scotland, including Prime Central London
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