

Ivy Cottage
Winksley, Ripon



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A delightful period cottage with a self-contained one-bedroom annexe and idyllic gardens and grounds, including stables and paddocks, in a peaceful setting close to Ripon.

Ivy Cottage is a charming period property offering over 2,000 sq. ft of flexible accommodation arranged over two floors. Renovated by the current owners, it occupies a delightful, private position on the edge of the small village of Winksley, overlooking the rolling countryside of North Yorkshire. The property provides beautifully presented accommodation, including two welcoming reception rooms and the annexe, which is currently ran as a holiday let, but is also ideal for guests or multi-generational living.

Upon entering, the porch opens to the welcoming sitting room, where splendid, exposed timber beams, engineered wooden flooring and a fireplace fitted with a log burner create an inviting atmosphere. There is also a dining room with French doors opening onto the rear gardens and patio area, while the kitchen and breakfast room provides further living and entertaining space, featuring farmhouse-style wall and base units, integrated appliances including a Neff built in oven and microwave, a warming drawer, dishwasher and fridge, a corner log burner and space for a breakfast table. A useful utility room provides additional storage and appliance space and is accessed via the rear hallway. The hallway also leads to the self-contained annexe, 'comprising an open-plan kitchen, with space for a fridge and cooker, a sitting area and one King sized bedroom with an en suite shower room.

Upstairs, there are three further well-presented double bedrooms, one of which benefits from built-in storage. The first floor also features a family bathroom with a bathtub and separate shower. All enjoy views over open fields and the adjoining paddocks.



The cottage is set within approximately 1.5 acres of enchanting gardens and grounds. These include sunny patios for al fresco dining, areas of lawn and a productive kitchen garden with a greenhouse, raised beds and a sturdy bespoke potting shed. A detached outbuilding provides stores, an office/workshop and stables, while the grounds also include grassy paddocks, making the property well suited to equestrian use. Parking is available on the gravel courtyard to the front of the cottage, which is approached through traditional five-bar wooden gates.

Location

The small village of Winksley is set within the Nidderdale National Landscape, on the banks of the River Laver and within easy reach of the cathedral city of Ripon, approximately four miles to the east. The village has a parish church and a village hall, with Ripon providing excellent access to shopping, supermarkets, restaurants and first-class schooling, including the highly regarded Ripon Grammar School and primary schools in Ripon, Grantley and Kirkby Malzeard. The area is particularly well served for leisure, with Fountains Abbey and Studley Royal, Brimham Rocks and the Newby Hall Estate all within easy reach, alongside the celebrated Grantley Hall hotel and spa. The spa town of Harrogate, 13 miles to the south, offers an excellent choice of shops, restaurants, theatres and a railway station with regular services to York and Leeds. The A1(M) is within easy reach, providing swift road connections north and south.

Postcode region: HG4

General

Local Authority: North Yorkshire Council
Services: Mains water and electricity. Oil central heating. Private drainage which may not be compliant to current standards. EV charger.
Council Tax: Band F
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Main house 2,048 sq. ft (190 sq. m)
2 reception rooms
4 bedrooms | 2 bathrooms
Ample parking | Approx. 1.57 acres
Separate office/workshop
Freehold | village

Guide price £850,000



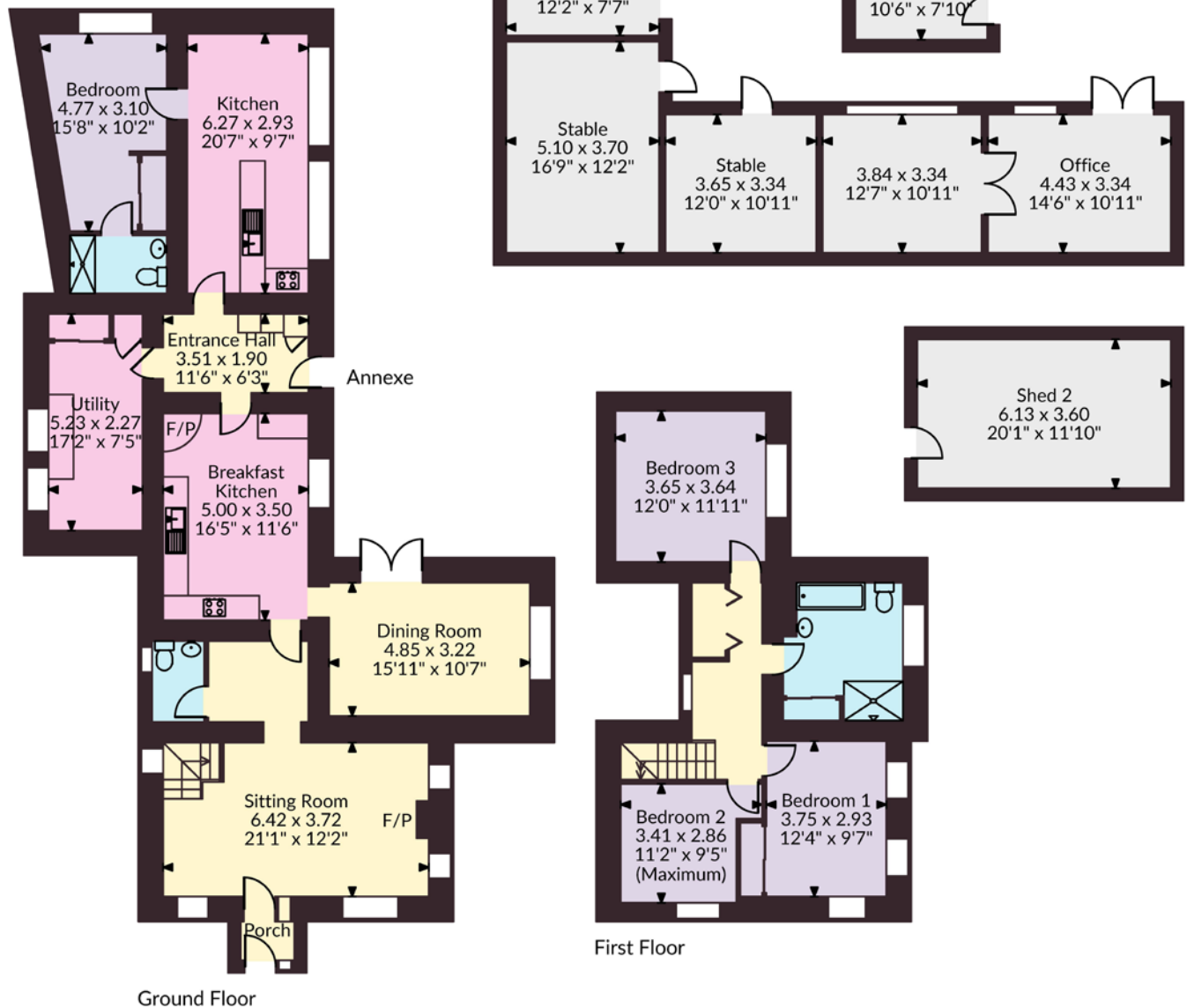
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Main House internal area 1,544 sq ft (143 sq m)

Annexe internal area 499 sq ft (46 sq m)

Stables and Shed internal area 1,066 sq ft (99 sq m)

Total internal area 3,109 sq ft (289 sq m)



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