



SPRING HALL
Grewelthorpe, Ripon, North Yorkshire HG4 3DT





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GREWELTHORPE, RIPON, NORTH YORKSHIRE HG4 3DT

AN IMPRESSIVE GRADE II* LISTED 5 BEDROOM COUNTRY HOUSE,
DATING BACK TO THE 17TH CENTURY. SITTING WITHIN ITS
OWN PRIVATE LANDSCAPED GROUNDS WITH OPEN
COUNTRYSIDE VIEWS IN RURAL NORTH YORKSHIRE

Accommodation

Entrance Hallway • Living Room • Dining Room • Breakfast Kitchen
Master Bedroom with En Suite • Four further Bedrooms • Family
Bathroom • Large Attic Space

Externally

Generous Landscaped Private Gardens • Open Countryside Views
Ample Off Road Parking • Garaging • Large Workshop Area
Greenhouse • Pond • Fruit Trees



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Situation and Amenities

The attractive traditional villages of both Grewelthorpe and Kirby Malzeard are close by and provide good local facilities with a butcher, garage, local store, village pubs, two popular local schools, churches and chapels.

The historic market town of Masham with its Georgian market square is close by and offers a more extensive range of shops and local attractions. The Cathedral city of Ripon is approximately 11 miles and Harrogate 19 miles away. The race courses of Ripon, Thirsk, Catterick and York are all close by.

For the commuter the A1 (M) is easily accessible, bringing the cities of Leeds and York within easy travelling distance. Main line railway services can be accessed at Northallerton and Thirsk. Leeds/Bradford airport provides both national and international flights.

Spring Hall

Accessed via a private road through a gated driveway and set in attractive private landscaped grounds, Spring Hall is a beautiful Grade II* listed country house believed to date back to the 17th Century. The house was built as a Yeomans farmers house with many original features such as stone mullion windows with window seats, stunning open fireplaces and exposed beams throughout. Spring Hall enjoys views over the open countryside and woodlands to the rear, with a further front courtyard, off road parking, garaging and workshop.

Accommodation

The charming entrance hall with exposed beams and trusses immediately gives potential purchasers an indication of the historic character of the accommodation within Spring Hall and provides access to the principle reception rooms and breakfast kitchen. A large feature stone fireplace with inset log burning stove provides a focal point for the striking living room, which enjoys garden views from the three stone mullioned windows. Exposed beams and trusses create additional character. There is a reading area with bookcase and ample space within this generous room to create an intimate dining area. The dining room is an impressive spacious room with a beautiful open stone Inglenook fireplace with inset electric stove, flag stone flooring and stone mullioned windows overlooking the rear garden. To the front of Spring Hall, the breakfast kitchen again with exposed beams and window seat, overlooks the front courtyard garden. There are a range of fitted base and wall units with granite worktops over and dining space.

The master bedroom to the first floor is again rich in original character with exposed beams and trusses, a striking original stone fireplace and stone mullioned windows overlooking the rear garden. An en-suite bathroom with three piece suite and shower leads from the master bedroom. There are four further bedrooms to the first floor and a family bathroom. A staircase leads from the first floor to the large attic space could provide an opportunity for further improvement subject to obtaining the necessary planning & consents.



Externally

There is a large garage adjoining the house which could be possibly incorporated into the main house (subject to the usual planning permissions). There is also a workshop in the courtyard which is a good size and has additional second floor storage area. The Workshop offers scope for potential conversion to annex (subject to usual planning permissions).

An impressive private rear garden in mainly laid to lawn with borders, shrubs and mature trees. There is a large greenhouse as well as a pond and patio seating area. The gardens has private views of the woodland area behind and open countryside views.

Services

Mains electricity is installed. Water is from a private source. Oil fired central heating and private drainage.

Tenure

Freehold with vacant possession on completion.

Local Authority

Harrogate Borough Council Tel: 01423 500600



Viewings

Strictly by appointment of GSC Grays Bedale Office 01677 422400

Additional Services

Valuations & Surveys

If you are looking to purchase a property, GSC Grays are able to offer a full range of valuation and survey reports in accordance with the guidelines of the Royal Institution of Chartered Surveyors (RICS). We offer a full range of products within the RICS Home Surveys family, i.e. The Homebuyer Report (HBR) and Building Survey. Please contact our Valuation & Survey Team on 01677 422400 for further information.



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First Floor



Attic



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Please discuss with us any aspects that are important to you prior to travelling to the view the property.

Particulars written: July 2015

Photographs taken: March 2013 & June 2015

