



## Lawrence House

Studley Roger | Ripon | North Yorkshire

**STRUTT  
& PARKER**





# Lawrence House

Studley Roger | Ripon | North Yorkshire | HG4 3AY

Ripon 2 miles, Harrogate 14 miles, Thirsk 14 miles, Leeds Bradford airport 26 miles,  
Leeds 30 miles

One of the prettiest village houses in North Yorkshire

Hall | Study | Dining room | Sitting room | Drawing room | Kitchen/breakfast room  
Utility room | Laundry | Pantry | Cellars

Master bedroom suite with dressing room/bedroom | 4 Further bedrooms  
3 Further bathrooms

Immaculate formal gardens | Large walled garden with summer house  
Outbuildings | Stores

In all about 1.49 acres





## Property

Lawrence House is a grade II listed family house built of Flemish bond with ashlar quoins under a slate roof. The property dates back to the late 17th century and was altered and enlarged in the 19th and 20th centuries. Lawrence House was formerly the Dower House to Studley Royal and was also used as a rectory. The most attractive front facade is unquestionably an excellent example of the era.

Internally, the original features of the property have been well maintained and improved including generous sash windows, high ceilings, deep skirting boards and ornate cornicing and plasterwork. The main reception rooms including the sitting room, dining room and drawing room all have generous proportions and are formal rooms for entertaining. The kitchen/breakfast room lies to the rear of the house and could be further improved and enlarged by incorporating the rooms to the rear, subject to planning permission and listed building consent. From the kitchen, a door leads to the beautifully kept formal gardens which are visible through all of the kitchen windows.

A fine staircase leads to the first floor where a master bedroom suite benefits from a separate dressing room and bathroom. There are 4 further double bedrooms on the first floor as well as 3 bathrooms.

The house is an excellent example of a generous family house in a unique setting at the edge of the village and has the additional benefit of being within a stone's throw of Studley Royal.



## Situation

Lawrence House is situated on the edge of the popular and historic conservation village of Studley Roger. The village lies adjacent to the world heritage site of Studley Royal and Fountains Abbey. The park is owned by the National Trust and open to the public and includes some of the most stunning walks in the area. The village is sought after as a result of its unspoilt nature and the high number of older houses which



front onto the main street. The village is found approximately 2 miles west of Ripon which provides a good range of shops, services and facilities. The A1 is approximately 6 miles distant and offers easy access to the commercial centres of the north and south. The mainline railway station at Thirsk has a direct service to London Kings Cross in approximately 2 hours 20 minutes. Regular domestic and international flights are available from Leeds Bradford Airport.

The area is particularly well served by a wide range of schooling for children of all ages with a wide choice of private schools as well as the renowned Ripon Grammar School.

## Gardens and grounds

Lawrence House is approached off the village lane through private gates to a parking area adjacent to the kitchen door. The formal gardens lie to the west of the house and incorporate beautifully tended lawns surrounded by heavily stocked flower beds and herbaceous borders which are a credit to the current owners. The formal gardens are interspersed with some maturing and other mature tree specimens. A gateway leads through a brick garden wall to the walled garden to the rear. This part of the garden is mainly laid to lawn and at the head is a garden room which provides a superb area for outside entertaining.

To the rear of the house is a courtyard of outbuildings including dog kennel, boiler room and store rooms.



## General

**Agents note** Lawrence House is attached to Downing House in the north eastern corner. There is a high degree of privacy between the two properties.

**Services** Mains services include electricity and water. Oil fired central heating, private drainage.

**Tenure** Freehold with vacant possession upon completion.

**Fixtures and fittings** Only fixtures and fittings specifically mentioned in the particulars are included in the sale otherwise any garden ornaments, curtains, carpets and other fixtures and fittings may be available subject to separate negotiation.

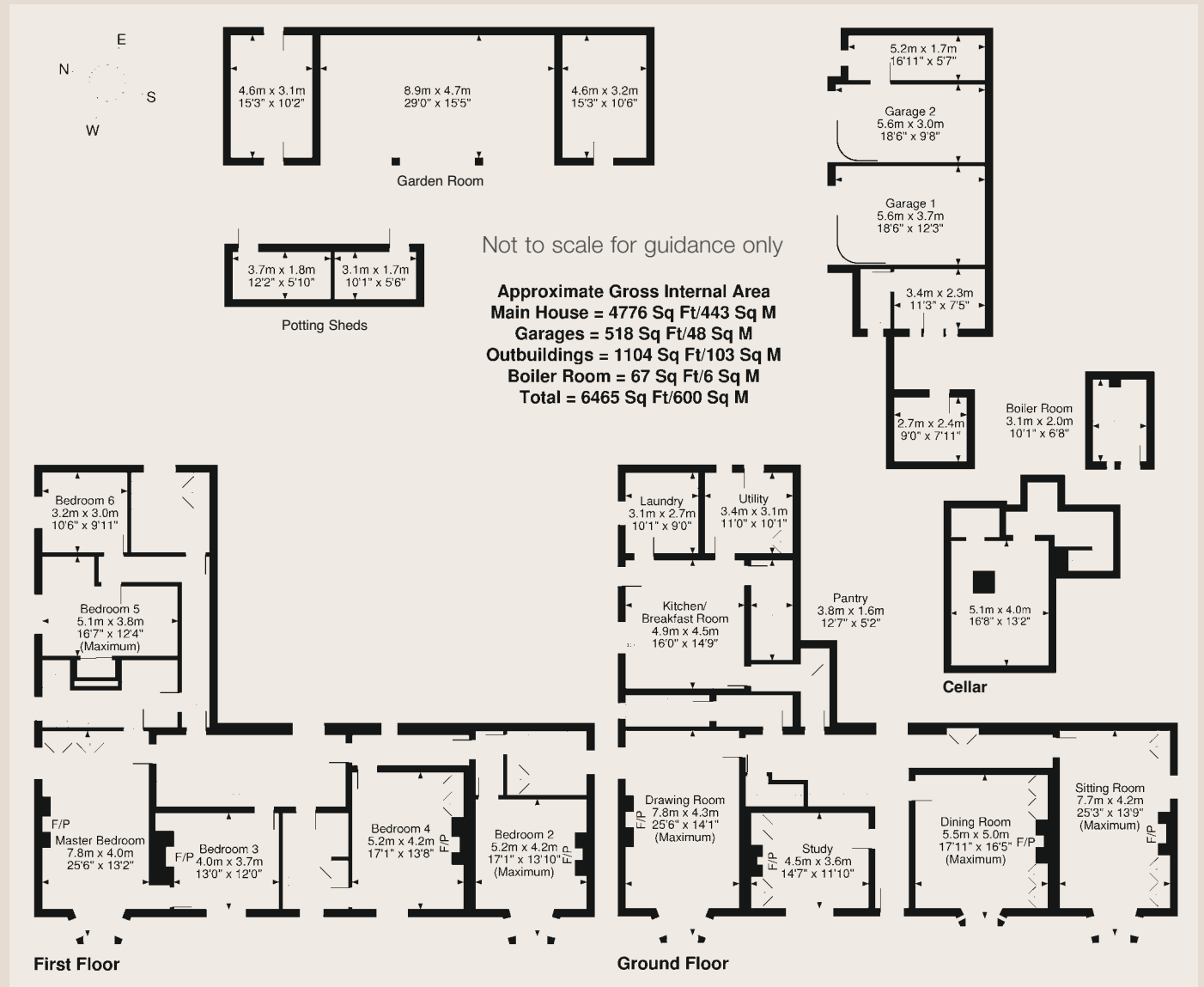
**Wayleaves, easements and rights of way** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

**Notes** Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents, therefore prospective purchasers must satisfy themselves as to their working order.

## Directions

From Ripon, take the B6265 Pateley Bridge road and after approximately 1½ miles, turn left signposted to Studley Roger. Proceed down the hill and Lawrence House will be found on the right hand side at the end of the village, before the entrance into Studley Royal Park.

**Viewing strictly by appointment through Strutt & Parker LLP**



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