



Watsons Farm Risplith, Ripon, North Yorkshire

STRUTT & PARKER

Watsons Farm

Risplith, Ripon, North Yorkshire
HG4 3EP

An impressive five bedroom farmhouse full of character and beautifully presented with excellent equestrian facilities including stables, menage and paddocks

Ripon 4.5 miles, Pateley Bridge 6.5 miles,
Harrogate 10 miles, Thirsk 18 miles, Leeds 26
miles, York 32 miles, A1 (M) 11 miles

Entrance porch | Breakfast kitchen | Dining room
Drawing room | Cloakroom | Master bedroom with
en-suite | 4 Further bedrooms | House bathroom
Gardens | Summer house | Children's playground
Outbuilding | Stable block | Dog kennel and run
Menage | Paddocks | EPC rating E

In all about 6.5 acres

The property

Watsons Farm is a stunning five bedroom family farmhouse that is full of character and is beautifully presented with its exposed ceiling beams, stone fireplaces and double glazing throughout. The front door opens into a useful entrance porch with space for storing muddy boots and shoes before opening into a superb breakfast kitchen with limestone flooring, 4 door gas AGA, granite work surfaces, integrated appliances and a large multi-fuel burning stove set in a fabulous stone fireplace. Steps lead down to an attractive dining room which also has a multi-fuel burning stove, off to one end is a ground floor cloakroom with space for a washing machine and dryer and to the other is a generous drawing room with a feature fireplace with a log burning stove and double doors that open out onto the fantastic south-west facing terrace.

A staircase leads up from the breakfast kitchen to the first floor and where the elegant master bedroom is located. This has a good range of fitted wardrobes as well as a luxury en-suite shower room. There are 4 further bedrooms, of which one has its own access to the magnificent house bathroom. The house bathroom is a particular feature of the house with its stunning copper roll top bath and wash basin.

Location

Watsons Farm is situated in the popular village of Risplith, it is ideally located for the Cathedral city of Ripon, which is approximately 4.5 miles away and provides excellent everyday amenities and facilities including shops, sports facilities, public houses, restaurants, cafes and churches as well as the renowned Ripon Grammar School; there are other excellent schools both state and private in the area. The sophisticated Spa town of Harrogate is approximately 10 miles and has even more to offer including a train station with frequent services to Leeds and York for connections to London Kings Cross or further afield and a transpennine service to Manchester. The railway station at Thirsk which is approximately 18 miles has regular direct links to London Kings Cross as well. The A1 M is approximately 11 miles giving access to the National Motorway Network and both the financial centre of Leeds which is approximately 26 miles and the historic town of York approximately 32 miles, are within commuter distance.







Outside

Watsons Farm is approached through double electric gates into a gravelled drive. The drive is split, one side leading to the stable block with wooden gates to the farm house and terrace, and the other to a large parking area where there is a double wooden shed, this has planning permission for a stone and timber garage or further stables. The stable block consists of 3 stables, log store, tack room which features a sink as well as plumbing for a washing machine and dryer, and a dog kennel and run, there is also a separate stone built feed room. Beyond the stable block through double wooden gates is the stone flagged terrace, this is an ideal entertaining area as it is south-west facing so will enjoy the afternoon and evening sun. To the East elevation of the property is another large flagged stone terrace, this leads into a level lawn that runs round the property bordering the terrace and leads to a summer house and a fabulous children's playground beyond. The whole garden can be made secure so ideal for children or animals. Beyond the garden are the paddocks, there are 6 paddocks in total with automatic watering troughs and post & rail fencing as well as a 30 x 40 Silica Sand Cushion Ride outdoor arena, this is an outstanding property for those with equestrian interests. In all about 6.5 acres.

General

Services: Mains services include electricity and water, private drainage and LPG gas central heating.

Tenure: Freehold with Vacant Possession

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.

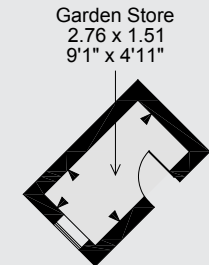
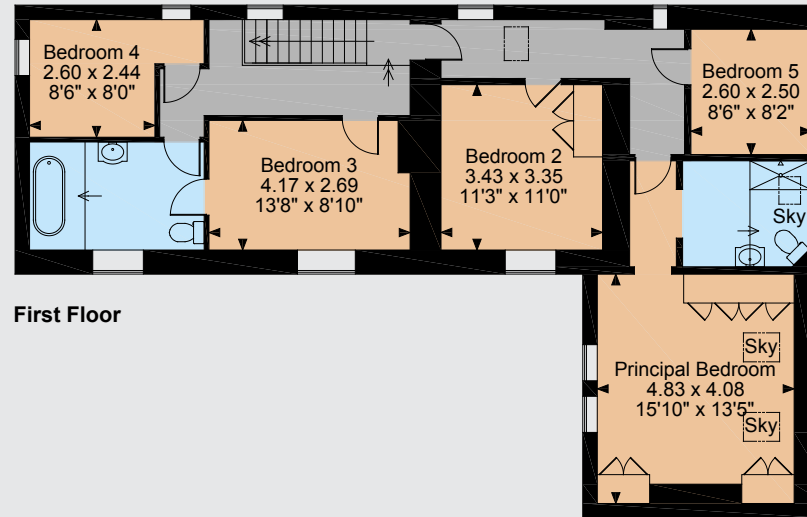
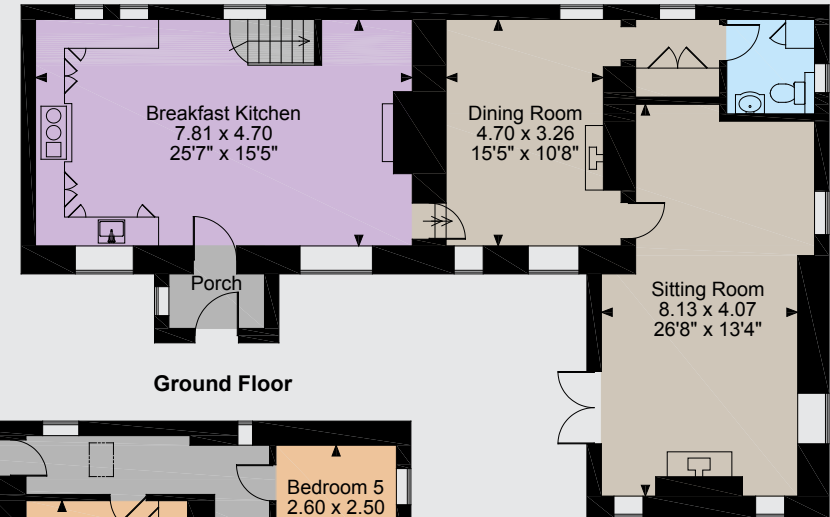
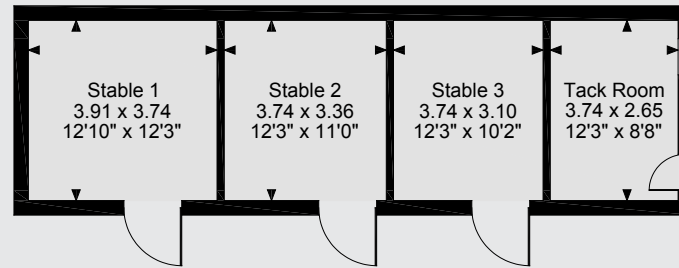
Notes: Electrical and other appliances mentioned in the sale particulars have not been tested by the Agents; therefore prospective purchasers must satisfy themselves as to their working order.







Floorplans
Main House internal area 2,255 sq ft (210 sq m)
Stables/Tack Room internal area 540 sq ft (50 sq m)
Garden Store internal area 44 sq ft (4 sq m)
 For identification purposes only.



Directions

From Harrogate take the A61 to Ripley. At the second roundabout take the second exit signposted Pateley Bridge. Take the first turning right towards Fountains Abbey and continue on this road passing through the village of Sawley, continue until the T-Junction of the B6256, turn right signposted to Risplith and Ripon. Once in Risplith, Watsons Farm can be seen on the right hand side, identified by our For Sale board.

Harrogate

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55 offices across England and Scotland,
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The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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