



Bishops House, Borrage Lane, Ripon

Bishops House, Borrage Lane, Ripon HG4 2PZ

A renovated Georgian family house of character providing extensive and well presented family accommodation within walking distance of Ripon's historic centre and convenient everyday access to nearby commercial centres and the motorway network

Reception hall • Cloakroom • Sitting room • Dining room • Superb living kitchen • Study/family room • Utility room • Pantry • Rear hall

Principal bedroom with en suite bathroom • Four further bedrooms • Refurbished house bathroom • Bedroom six/playroom

Private lawned gardens enjoying a southerly facing aspect and fronting on to the river skell • Enclosed courtyard with parking • Double garage and tool Store

Harrogate 11 miles, Leeds 27 miles, A1(M) 5 miles

Situation

Bishops House is within close walking distance of the excellent daily shopping and recreational facilities that the cathedral city has to offer and is also in the catchment area of the highly regarded Ripon Grammar School. The fashionable conference town of Harrogate lies within approximately 11 miles to the south and there is easy access to the A1(M), which offers direct access to the north and south including Teesside, Leeds and York. There are regular train services from Thirsk and Knaresborough which give access to both York and Leeds where main line services are available to the north and south. National and international flights are close by at both Leeds/Bradford International Airport and Durham Tees Valley Airport.

The property

Bishops House is a substantial Georgian family house that is believed to date from 1830 and which was sympathetically extended during the Victorian period. It is a well known and somewhat historic house within the cathedral city and during the 19th century it was occupied by members of the Williamson varnish making family. It was later known as 'Canons Lodge' and was the home of successive residentiary canons of Ripon Cathedral until its sale in the 1980's to a local developer who refurbished the house for his own home. The current owners have undertaken an extensive refurbishment programme which has maintained the original character of the building but offering modern facilities and space that families now desire. It retains much of its period charm, including arched ecclesiastical doorways, original squint looking up towards the cathedral, attractive fireplaces, ornate cornicing, architraves and picture rails. The principal rooms enjoy a delightful and private outlook over the south facing gardens.





The well presented accommodation is approached through a reception hall with cloakroom off, which in turn leads to the sitting room, dining room and a superb living kitchen extensively fitted with units and integral appliances including double electric oven, microwave, dishwasher, fridge and freezer along with granite working surfaces and oak flooring. From here it leads through to the side hall with utility room, pantry, access to the secondary staircase and to the study/family room.

The principal staircase connects to a landing which in turn leads to the principal bedroom with en suite bathroom, three further bedrooms and occasional bedroom six/playroom which leads through to the rear landing giving access to the fifth bedroom and house bathroom. Outside, there is parking to the east, which gives access to the double garage and a store. Southerly facing gardens to the front with a raised landscaped area with steps and stone wall leading to the lower garden which is principally laid to lawn with mature trees. Further steps down to the river where there are riparian rights.

Directions - HG4 2PZ

From Harrogate, proceed into Ripon on the Harrogate Road. Go over the bridge over the River Skell and turn immediately left into Borrage Lane where the property will be seen on the left hand side.



Additional information

The property was affected by flooding in 2007. Therefore, the current owners commissioned an independent flood alleviation report, by a specialist firm and have undertaken a schedule of works in accordance with their recommendations. The specialist has since revisited the property to confirm the works have been satisfactorily completed. The works have also been approved by the environment agency.

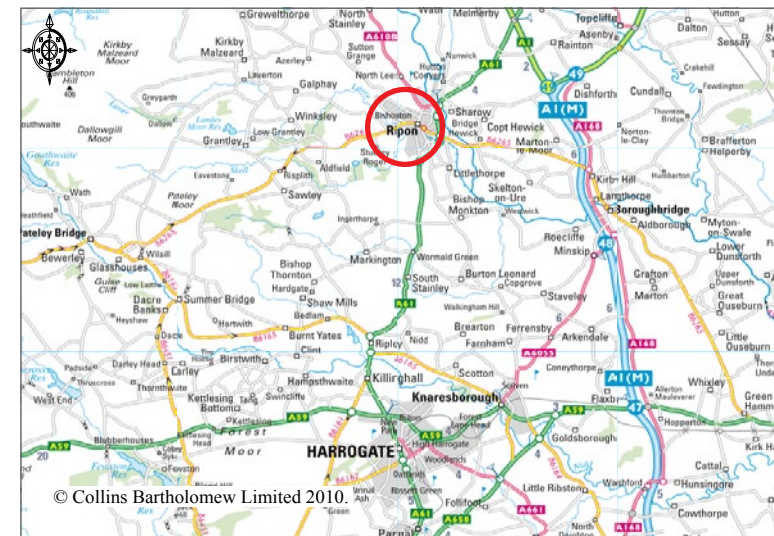
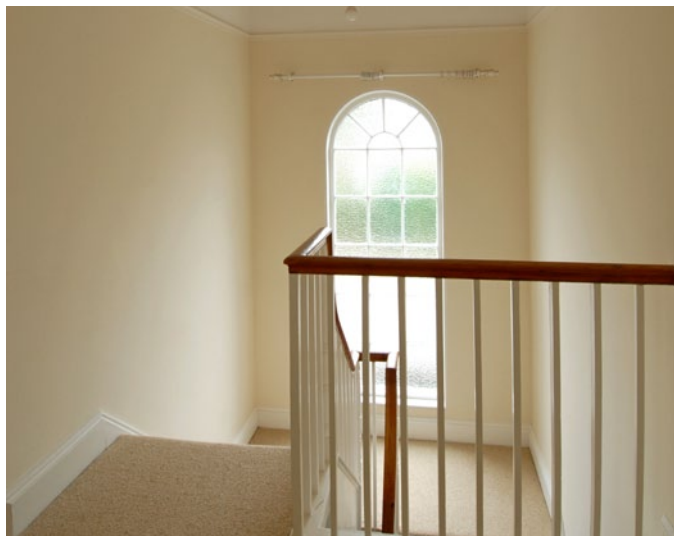
In addition to the flood alleviation works carried out, there is also a flood alleviation scheme for the whole of Ripon, which had been granted full planning permission. This is now going through the detailed design stage, which will be completed within 12 months, and providing it comes within the approved budget, we understand that the works will commence immediately. The Environment Agency is able to provide further information or alternatively please speak directly to the agent.

The current owner has obtained a quote from Norwich Union for insuring the house. The quote takes into consideration the flood alleviation measures that have been undertaken and is available on request.

Tenure We are advised that the property is freehold and vacant possession will be given on legal completion.

Services We are advised that the property has the benefit of mains gas, water, electricity and drainage,

Viewing Strictly by appointment through the selling agents Carter Jonas
T: 01423 523423



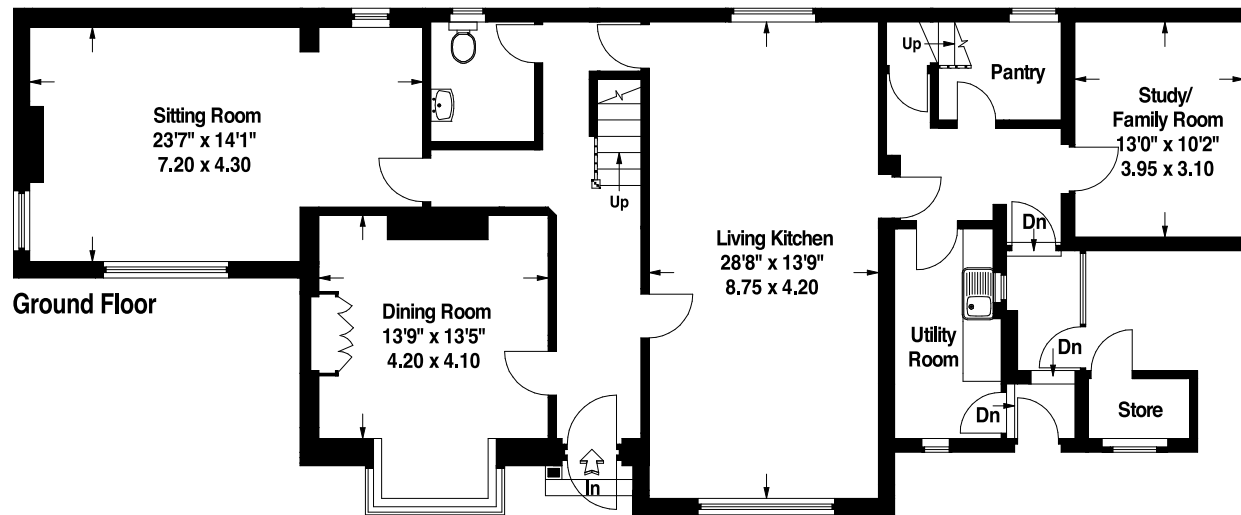
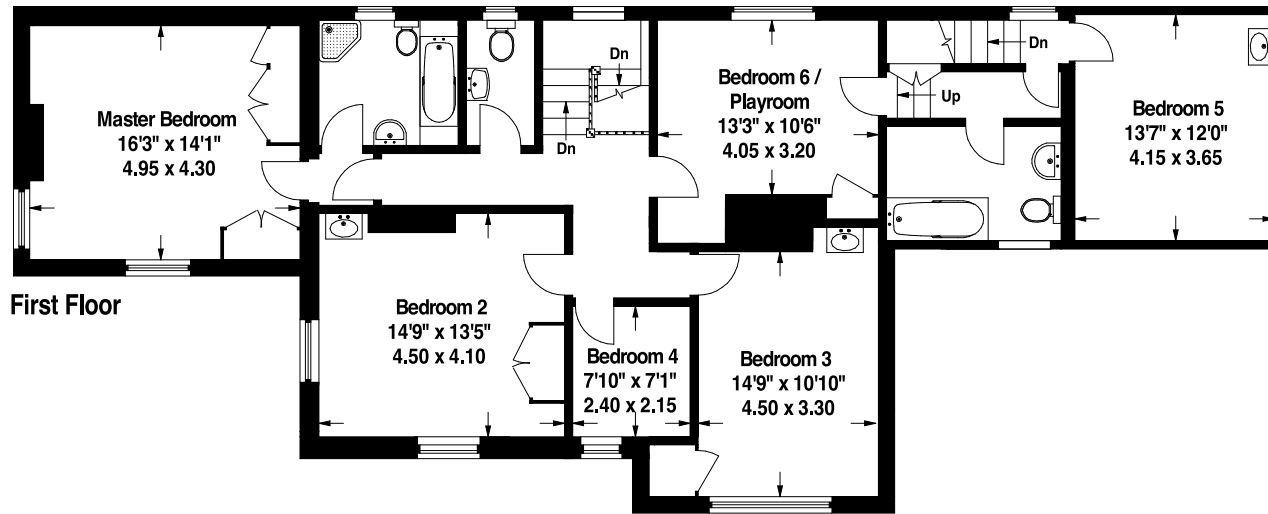


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