



**GREEN BANK**  
Grewelthorpe, Near Ripon

**Carter Jonas**

## **GREEN BANK, GREWELTHORPE, RIPON, HG4 3BS**

Ripon - 6 miles  
Harrogate - 10 miles  
Boroughbridge - 13 miles  
A1(M) Motorway - 10 miles

Five bedrooms • Detached house with stables • Three bathrooms • Breakfast kitchen • Family sunroom  
Large sitting room • Ground floor office/6th bedroom  
Three timber stables • Ample parking • Garage • Car port  
Utility room • Orchard • Two acres of gardens and paddock • Beautiful village location

Green Bank presents a fabulous opportunity to purchase a spacious, detached family home with excellent entertaining space and equestrian facilities including a two acre paddock, orchard and private gardens in the popular village of Grewelthorpe with fabulous rural views.

This lovely home benefits from well presented, modern accommodation throughout and briefly comprises: Generous entrance hall, dining kitchen with island and feature Aga, spacious sun room with access and views over the gardens, a wide sitting room with feature wood burner, front entrance porch, utility room with door to side patio, a shower room and the ground floor is completed with the dual aspect office which could easily be used as a ground floor bedroom if required.

To the first floor is the principal bedroom with a modern en-suite bathroom, four further bright bedrooms and the house bathroom.

Outside Green Bank is accessed via a driveway which leads past the pretty front gardens up the side of the house towards the ample gravel parking area. There is a fully insulated timber garage with car port, a large timber shed with power and three good sized stables all adjacent to a pretty lawned garden. From the garden there is a gate

**A FABULOUS FIVE BEDROOM DETACHED FAMILY HOUSE WHICH HAS BEEN SKILFULLY EXTENDED TO CREATE WELL-PROPORTIONED ACCOMMODATION SUITABLE FOR VARIOUS STAGES OF FAMILY LIVING NESTLED WITHIN TWO ACRES OF GARDENS AND Paddock WITH STABLES IN A WONDERFUL VILLAGE SETTING WITH GLORIOUS VIEWS.**



which leads into the paddock which is circa 2 acres with a fenced off orchard in one corner. The paddock can also be accessed via a lane to the southern side.

Grewelthorpe is conveniently located to the northwest of the historic city of Ripon and within reasonable commuting distance of the A1(M), Harrogate, Leeds and West Yorkshire. The picturesque village of Grewelthorpe is delightfully situated just outside the historic market town of Masham in Lower Wensleydale. The village lies within the Nidderdale area of outstanding natural beauty and offers stunning scenery and numerous countryside activities. Whilst Masham offers a wide choice of excellent services, the Cathedral city of Ripon, which is only a short drive away, offers a wide choice of amenities and recreational facilities together with excellent schools for all age groups including the renowned Ripon Grammar school.

## ADDITIONAL INFORMATION

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

**Services:** All mains services connected with the exception of gas. Oil fired central heating with an external boiler and a newly installed bunded oil tank.

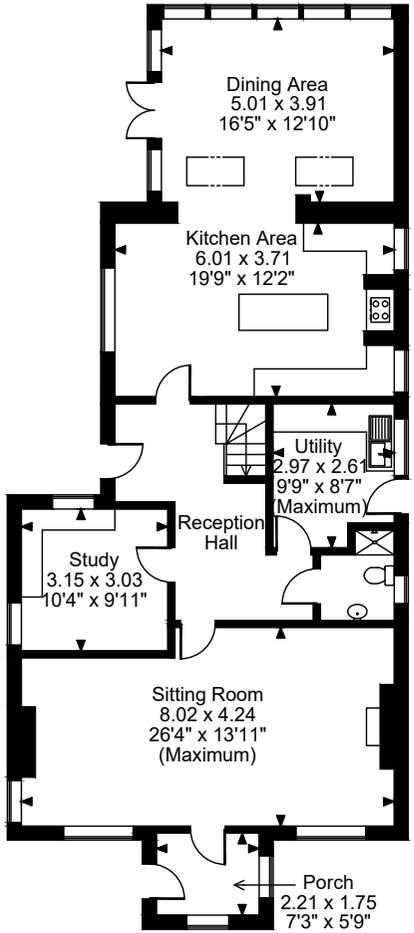
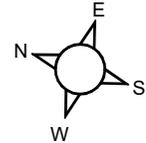
**Viewings:** Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions - HG4 3BS:** From the direction of Ripon follow The Kirkby Road into the village and Green Bank is on the right hand side before the village pond.

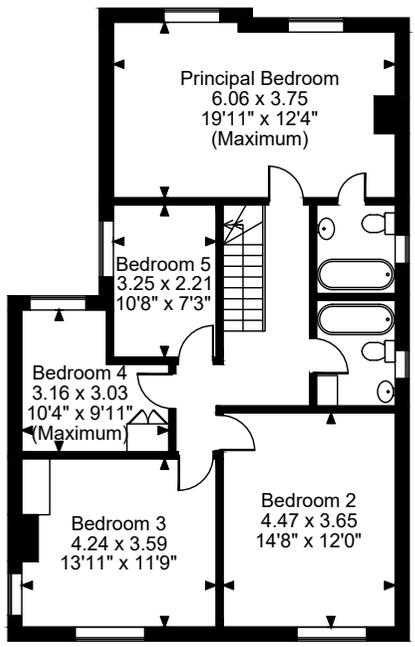




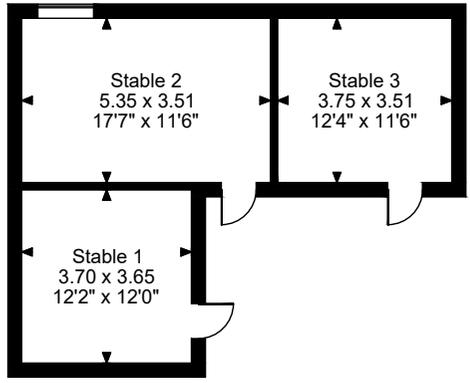
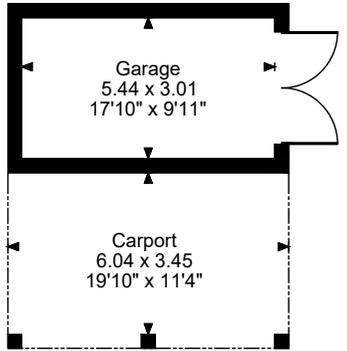
**Green Bank, Grewelthorpe**  
**Approximate Gross Internal Area**  
**Main House = 2,223 sq ft / 207 sq m**  
**Garage & Carport = 438 sq ft / 41 sq m**  
**Stables = 501 sq ft / 47 sq m**  
**Total = 3,162 sq ft / 294 sq m**



**Ground Floor**



**First Floor**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8581899/LWA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





**Harrogate & Leeds 01423 523423**

harrogate@carterjonas.co.uk

Regent House, 13 - 15 Albert Street, Harrogate, HG1 1JX

**carterjonas.co.uk**

Offices throughout the UK

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

**IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.