



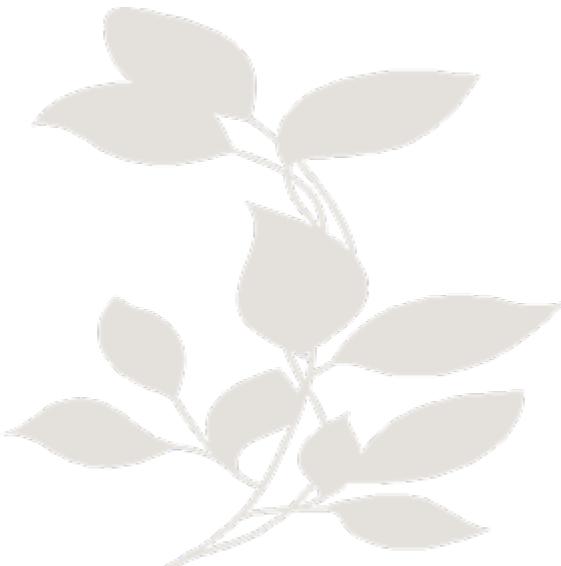
LARKS' COTTAGE

STUDLEY ROGER | RIPON | NORTH YORKSHIRE | HG4 3AY

*Welcome to Larks' Cottage.
A striking link-detached village
residence set within the beautiful
surroundings of the highly coveted
village of Studley Roger, adjoining
the World Heritage Site of Studley
Royal Deer Park and the
awe-inspiring Fountains Abbey.*

*This spacious family home was
constructed in 1975 and later
extended in 1989 with attractive
elevations of stone and cobbles under
a clay pantiled roof.*

*Immersed in the tranquillity of
delightful walled gardens,
Larks' Cottage is set over two floors,
offering an abundance of generously
proportioned living spaces.*



ACCOMMODATION

GROUND FLOOR

- Reception hall
- Drawing room with feature fireplace
- Sitting room
- Dining room
- Breakfast kitchen
- Utility room
- Cloakroom

FIRST FLOOR

- Spacious landing
- Principal bedroom with walk in wardrobe
and en-suite bathroom
- Three further double bedrooms
- Bedroom 5/Study
- House bathroom

EXTERIOR

- Private gated drive
- Private parking
- Detached garage
- Front garden
- Walled rear gardens
- Dining terrace
- Vegetable garden



The ground floor accommodation enjoys a natural flow from the welcoming hallway leading to the principal reception rooms.

The drawing room boasts a deep bay window, decorative Neoclassical fire surround with open fire and low level fitted shelving. This comfortable living space opens to the adjoining sitting room.





A particular highlight is the sitting room, which is connected via double doors to the drawing room features extensive purpose-built book shelving and floor level storage cupboards. This lovely family space is flooded with natural light from the large bay windows and french doors giving direct access to the terrace and gardens.





On the opposite side of the hallway awaits a separate dining room, perfect for hosting gatherings with family and friends.

The breakfast kitchen offers a range of painted fitted cabinetry, a stainless-steel sink, integrated electric hob and double oven. There is ample space for a dining table.

The kitchen opens into a practical utility room with space for a washing machine and tumble dryer, complemented by quarry tiled flooring. An adjacent cloakroom adds convenience to the ground floor accommodation.





FIRST FLOOR

The timber staircase rises to a light and spacious landing leading to the principal bedroom with walk in wardrobe and an en-suite bathroom with white sanitary ware. There are three further generously proportioned bedrooms and a fifth bedroom currently utilised as a study.

There is also a modern house bathroom featuring white sanitary ware.

Larks' Cottage presently provides bright and airy living spaces; however, the prospect of elevating its appeal awaits through thoughtful modifications and updates to the internal specification. This presents a unique opportunity to personalise and refine this already charming family home according to your individual vision.



Larks' Cottage, Studley Roger, HG4 3AY

Approximate Gross Internal Area
 Ground Floor = 998 sq ft / 92.7 sq m
 First Floor = 1055 sq ft / 98 sq m
 Garage = 153 sq ft / 14.2 sq m
 Total = 2206 sq ft / 204.9 sq m

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Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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GARDEN AND GROUNDS

Larks' Cottage enjoys a lovely setting behind stone and cobbled walling leading to the established front garden. The principal gardens lie to the rear and are approached via a private gated driveway leading to a detached garage and ample off-street parking for several vehicles. The walled gardens are a particular feature of this lovely home, framed by charming stone and cobbled walls complementing the house beautifully. The gardens are mainly laid to lawn and are bounded by mature specimen trees and established shrub and herbaceous borders. A stone flagged terrace is perfect for al fresco dining and a vegetable garden is discretely positioned towards the bottom of the garden.



LOCATION

Larks' Cottage is nestled in the heart of Studley Roger, a highly desirable village due to the unspoilt nature of its historic and picturesque streetscape and adjacent UNESCO World Heritage Site of Fountains Abbey and Studley Royal Deer Park, a designated Area of Outstanding Natural Beauty. The dramatic abbey ruins at Fountains Abbey are the largest monastic ruins in the country. The rolling parkland stretches towards the riverside, providing a perfect spot for a picnic. Riverside paths lead to the deer park, home to Red, Fallow and Sika deer. Ancient trees include limes, oaks, and sweet chestnuts. Stunning walks feature the elegant water garden of mirror-like ponds, statues and follies.

Studley Roger, situated a mere 2 miles west of the cathedral City of Ripon, offers the perfect balance of tranquillity and accessibility. Ripon, with its bustling weekly market, enriching the village experience with an excellent range of shops, services, and facilities, creating a harmonious blend of rural charm and urban convenience.

Education flourishes locally, boasting an array of schooling options for children of all ages, both state and independent. Larks' Cottage, with its revered location, sits within the catchment area of the renowned Ripon Grammar School, adding an educational dimension to its already desirable stature.

For those seeking connectivity, the A1(M) stands a mere 6 miles distant, providing easy access to regional commercial towns and cities. The mainline railway stations at Thirsk and Northallerton offer a direct service to London Kings Cross in approximately 2 hours and 20 minutes, while Leeds Bradford Airport provides regular domestic and international flights.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 2 miles, A1 (M) 6 miles, Harrogate 11 miles, York 27 miles, Leeds 35 miles (distances approximate).

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