



28 MALLORIE PARK DRIVE

RIPON | NORTH YORKSHIRE | HG4 2QF

Set in a delightful position on the edge of the historic cathedral city of Ripon, 28 Mallorie Park Drive enjoys a lovely setting within one of the area's most highly regarded residential locations. Perfectly placed within comfortable walking distance of the city centre, the property offers the best of both worlds - peaceful surroundings alongside immediate access to Ripon's shops, cafés and amenities.

The home sits adjacent the local cricket ground and is moments from picturesque riverside walks, making it ideal for those who appreciate green space and outdoor living. Occupying extensive gardens of approximately one-third of an acre, the plot provides a wonderful sense of space and privacy, with well-maintained grounds surrounding the property.

Mid-century construction and extended in 2009, the house offers a charming blend of character and modern practicality. Since the current owners' occupation in 2015, the property has been the subject of significant improvements, resulting in a light and spacious home with a high-quality internal specification and fabulous contemporary interiors throughout. This is a rare opportunity to acquire a substantial home in a prime Ripon location, combining a generous plot, superb setting and exceptional convenience.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Garden room
- Breakfast kitchen
- Utility room
- Study
- Principal bedroom with dressing room
- Shower room
- Two double bedrooms (one currently used as a gym)
- Bathroom

FIRST FLOOR

- Landing
- Guest bedroom
- Bathroom

EXTERIOR

- Established gardens and grounds measuring approx. 1/3 acre
- Off-road parking for several vehicles
- Stone flagged dining and entertaining terraces
- Timber garden store

RECEPTION HALL

The property is entered via a welcoming and generously proportioned reception hall that immediately establishes the home's light, contemporary character. Finished in a soft neutral palette with high-quality flooring and clean architectural lines, the space feels both stylish and practical. The staircase rises elegantly to the first floor, complemented by cleverly designed bespoke storage beneath, ensuring everyday functionality without compromising the uncluttered aesthetic.

The reception hall acts as a central hub to the home, offering a wonderful sense of flow into the principal living areas. Wide openings and carefully considered sightlines create an effortless transition between spaces, enhancing both connectivity and natural light. The layout allows for easy circulation throughout the ground floor, making it perfectly suited to modern family life and entertaining alike, with the main reception rooms unfolding naturally from this bright and inviting central space.





The garden room is an outstanding living space and a highlight of the home, offering an impressive sense of light, volume and connection to the outdoors. The room features a striking vaulted ceiling with skylights and expansive glazing to triple elevations, flooding the interior with natural light throughout the day. French doors open directly onto the terrace and gardens, creating a seamless transition between indoor and outdoor living.

The space is wonderfully versatile, comfortably accommodating both relaxed seating and dining areas, centred around an attractive exposed brick fireplace that adds character. The neutral palette and quality flooring enhance the bright, modern feel, while the panoramic garden outlook creates a calm and uplifting atmosphere ideal for both entertaining and everyday living.

To one side, a cleverly separated work area has been thoughtfully incorporated, providing a practical and well-defined home office space without interrupting the openness of the room. This subtle zoning makes the garden room perfectly suited to modern lifestyles, offering flexibility for work, relaxation and socialising within one beautifully designed environment.





The breakfast kitchen is a beautifully appointed and contemporary space, thoughtfully designed to combine sleek aesthetics with everyday functionality. Fitted with high-quality Häcker cabinetry, the room reflects the precision and craftsmanship associated with German design. Clean lines and handleless units create a streamlined finish, complemented by elegant Silestone work surfaces that provide both durability and a refined look. A comprehensive range of integrated appliances enhances the kitchen's practicality, including Siemens appliances throughout: an induction hob with Siemens extractor above, a compact oven, and a multifunction oven incorporating steam oven and microwave functions. A Blanco sink and tap are perfectly positioned beneath the window, enjoying a pleasant outlook, while glass splashbacks add a crisp, modern finish. A Miele integrated dishwasher is also included, ensuring the space is as practical as it is stylish. A central peninsula with breakfast seating provides an informal dining and social hub, ideal for modern family living.

The adjoining utility continues the same high specification, again featuring Häcker cabinetry to create a cohesive and high-end feel. This well-planned ancillary space provides excellent additional storage and laundry provision, helping to keep the main kitchen uncluttered while maintaining the same contemporary design language throughout.





The sitting room is a beautifully presented and comfortable living space, enjoying a bright and contemporary feel in keeping with the rest of the home. Generously proportioned and filled with natural light from large windows, the room is finished in a calm neutral palette with quality flooring and stylish décor, creating an inviting and relaxing atmosphere. A subtle feature wall provides a focal point, while the layout offers excellent versatility for both everyday living and entertaining. French doors open directly through to the garden room, enhancing the sense of connection between the principal reception areas and allowing light to flow between the spaces.



The study is a bright and versatile room, currently used as an artist's studio, and offers a calm environment suited to a range of creative or practical uses. Well-proportioned and filled with natural light from a large window, the space benefits from a fresh, contemporary feel, complemented by neutral décor enhancing its light and airy atmosphere.

Its adaptable layout makes it ideal for modern living, easily functioning as a home office, creative studio, snug or hobby room, depending on individual needs. This flexibility makes it a highly practical and appealing space.



PRINCIPAL BEDROOM SUITE

The principal bedroom suite is a beautifully presented and well-proportioned retreat, forming part of the later extension and benefiting from underfloor heating for year-round comfort. The bedroom is bright and airy, with multiple windows allowing for excellent natural light and pleasant views over the surrounding gardens. A stylish feature wall adds character, while the neutral palette and contemporary finishes create a calm and relaxing atmosphere.

The adjoining dressing area offers ample space for wardrobes, dressing table and chest of drawers. This well-defined yet connected layout provides a natural sense of flow while maintaining clear zones for sleeping and dressing, enhancing both practicality and privacy.

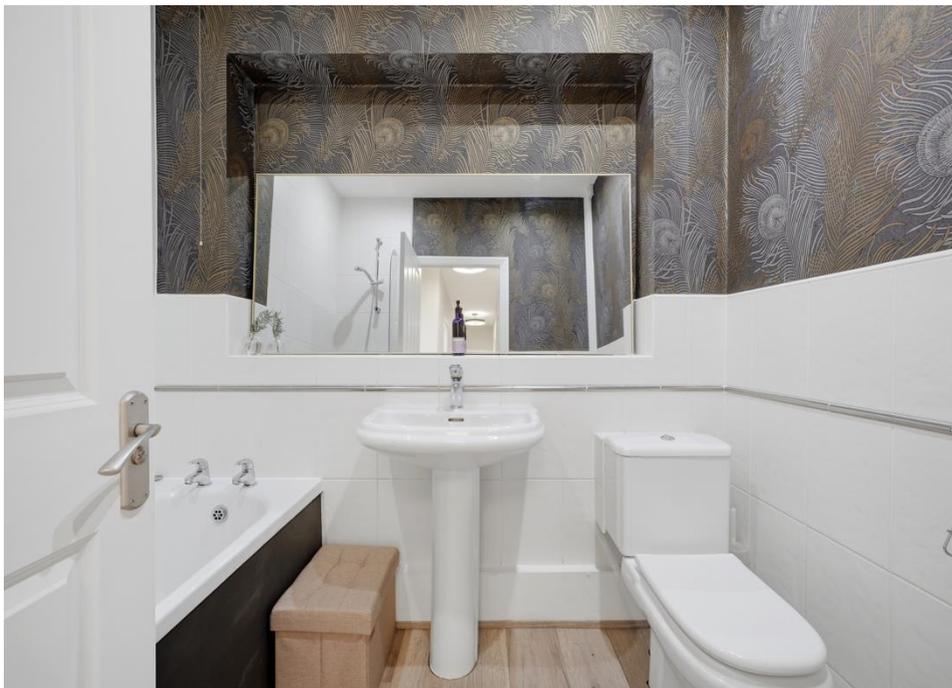
Adjacent to the bedroom is a modern shower room, finished to a high standard with a sleek walk-in shower enclosure, contemporary sanitaryware and quality tiling. Floating storage and a matching vanity unit enhance the clean, contemporary aesthetic while providing practical everyday functionality, complemented by streamlined fittings and a bright, refined finish. This well-appointed space serves the principal bedroom suite perfectly while remaining conveniently positioned for broader use if required.



There are two further well-proportioned bedrooms, both offering excellent flexibility to suit a variety of needs. One is currently arranged as a comfortable double bedroom, presented in a calm, neutral style with good natural light and a pleasant outlook, making it an inviting and versatile space for family or visitors.

The second bedroom is presently used as a home gym, demonstrating the adaptability of the accommodation. Generous in size and bright, this room easily accommodates fitness equipment while still offering ample floor space. Purpose-built fitted storage spans one wall, providing excellent practicality while maintaining a clean, uncluttered feel, and the room could readily be repurposed as an additional bedroom, hobby room or home office if required.

A ground floor bathroom is fitted with a white suite including a bath, pedestal basin and WC. Finished in a clean, modern style with contemporary tiling and a fresh decorative scheme, it provides practical convenience for guests and day-to-day living, particularly well-suited to the flexible ground floor layout.





A staircase rising from the central hallway leads to a superb first floor guest bedroom suite, creating a private and well-proportioned retreat ideal for visitors. The bedroom itself is bright and airy, featuring a vaulted ceiling with exposed structural detailing that adds character and a sense of volume, while dual aspect windows flood the space with natural light and provide pleasant elevated views. The generous proportions easily accommodate a double bed alongside fitted furniture and a study area, offering both comfort and versatility.

Positioned adjacent, the accompanying bathroom serves the suite and is beautifully appointed with a bath and shower over, WC and pedestal basin. Contemporary tiling is complemented by distinctive patterned wall finishes that add a stylish touch, while rooflights introduce additional natural light and enhance the sense of space. Together, this first-floor arrangement forms an excellent guest bedroom suite, offering privacy and independence away from the main living accommodation.

28 Mallorie Park Drive, Ripon

Approximate Gross Internal Area
Ground Floor = 1962 sq ft / 182.3 sq m
First Floor = 270 sq ft / 25.1 sq m
Total = 2232 sq ft / 207.4 sq m

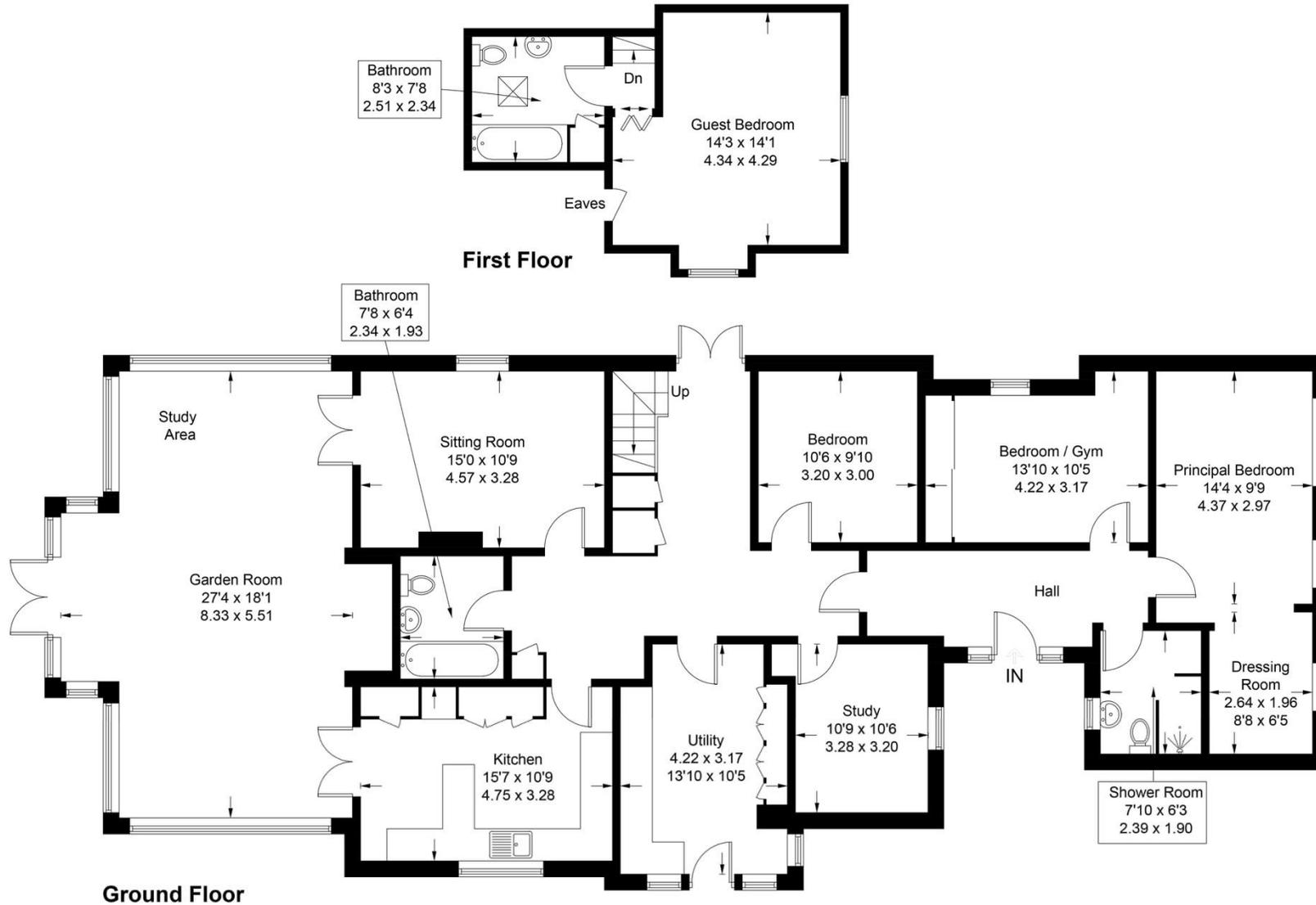


Illustration for identification purposes only, measurements are approximate, not to scale.

LOCATION



The historic cathedral city of Ripon is a vibrant and welcoming hub, offering an excellent range of amenities to suit all lifestyles. Its bustling market square and characterful high street feature a mix of independent shops and well-known retailers, alongside a wide choice of cafés, restaurants and traditional pubs. Leisure provision is strong, with a modern leisure centre including a swimming pool, gym and fitness classes, as well as numerous local sports clubs covering cricket, rugby, football, tennis and golf. One of Ripon's key attractions is its close connection to the outdoors, with attractive countryside and scenic walks easily accessible from the doorstep. Quiet lanes, riverside paths and surrounding green spaces make it ideal for walking, whether enjoying a short stroll into the city centre or longer rambles through the surrounding landscape.

At the heart of the city stands Ripon Cathedral, a magnificent Grade I listed landmark with origins dating back to the 7th century. Known for its Gothic architecture, intricate carvings and striking stained-glass windows, it remains a focal point for worship, concerts and community events throughout the year.

Nearby, the UNESCO World Heritage Site of Fountains Abbey and Studley Royal Water Garden offers a spectacular setting to explore. The dramatic abbey ruins sit within beautifully landscaped gardens of lakes, waterfalls and sweeping parkland, with the surrounding Studley Royal deer park home to herds of Red, Sika and Fallow deer.

Ripon's central location also provides easy access to some of Yorkshire's most popular destinations. The Yorkshire Dales National Park is within comfortable reach for outdoor pursuits, while the historic city of York and the elegant spa town of Harrogate are both readily accessible for shopping, dining and cultural attractions.

EDUCATION Primary Schools

Ripon offers a selection of well-regarded primary schools. Ripon Cathedral Church of England Primary School is a Good-rated school with Christian values and close links to Ripon Cathedral.

Similarly, Holy Trinity Church of England Junior School holds an Outstanding Ofsted rating, known for its high academic standards, excellent pastoral care, and rich extracurricular programmes. For families seeking a community-focused school, Greystone Community Primary School and Moorside Primary School & Nursery provide inclusive learning environments. St. Wilfrid's Catholic Primary School provides a Good-rated environment rooted in Catholic values, with small class sizes and strong community engagement.

Ripon's primary schools are known for their strong community spirit, high-quality teaching, and excellent opportunities for outdoor learning, arts, and sports. Many also offer nursery provision, making them ideal for early years education.

Secondary Schools

Ripon, is home to several notable secondary schools, including Ripon Grammar School, a prestigious co-educational, selective grammar school. It offers both day and boarding options for students aged 11 to 18 and is recognised for its academic excellence, extracurricular activities, and strong performance in national rankings. Outwood Academy Ripon is a mixed secondary school for students aged 11 to 16, part of the Outwood Grange Academies Trust. Mowbray School serves students with special educational needs, providing individual support to help them succeed. Located on Harrogate Road, the school is dedicated to meeting the diverse learning needs of its students.

TRANSPORT LINKS

Roads

Ripon is well-connected by a network of roads that link the

city to surrounding areas. The A61 is the primary road running through Ripon, connecting the city to Harrogate to the south and extending north towards Bedale and Northallerton. This road is a key route for traffic traveling between these towns and is central to Ripon's connectivity.

The A168 runs to the east of Ripon, offering an important link to the A1(M) motorway. This road provides easy access for travellers heading south or northeast, with direct connections to the cities of York, Leeds, and Newcastle.

Though not passing directly through Ripon, the A1(M) motorway is easily accessible via the A168, offering fast routes to major cities in the region. Additionally, the B6265 runs west from Ripon, linking the city to Pateley Bridge and the scenic Nidderdale area, making it an important road for local travel. Together, these road networks ensure Ripon remains easily accessible, connecting it to neighbouring towns, cities, and major regional highways.

Trains

The closest station is Harrogate Railway Station, offering regular services to Leeds, York and London.

There are two further train stations in Ripon's vicinity - Northallerton and Thirsk - both of which offer regular services to Leeds, York and Manchester and also direct services to London and Edinburgh.

Airports: The nearest airport to Ripon is Leeds Bradford Airport. LBA offers a range of domestic and European flights.







GARDEN AND GROUNDS

The gardens and grounds extend to approximately one-third of an acre and offer a wonderful balance of openness and privacy, with mature hedging defining the boundaries and creating a peaceful, enclosed setting.

The property is approached via a gated entrance, with the main parking located outside the gates and additional hardstanding within. A useful timber garden store provides practical external storage, while paved pathways wrap around the property for ease of access. The gardens are thoughtfully designed and immaculately maintained, combining privacy, versatility and a rare open outlook in this highly desirable setting. Predominantly laid to lawn and attractively landscaped with established planting and shaped topiary, it provides an attractive and welcoming approach, with pathways and seating areas that make the most of the outlook.

The principal south facing gardens are arranged with a strong emphasis on outdoor living. A series of dining and entertaining terraces adjoin the house, providing ideal spaces for alfresco dining and socialising. Steps lead down to a lower lawn, which is bordered by mature trees, planting and hedging, creating a high degree of privacy and a sheltered, tranquil atmosphere. This thoughtful tiered layout adds interest and functionality, offering distinct areas for relaxation and entertaining within a well-enclosed setting.



28 Mallorie Park Drive enjoys a particularly attractive setting within this well-regarded residential area, positioned along a quiet, established street characterised by a mix of individual homes and mature greenery. The property has a peaceful, tucked-away feel while remaining conveniently placed for access to local amenities and the city centre.

A defining feature of the setting is its delightful rear aspect backing directly onto Ripon Cricket Ground. This wonderful open outlook creates a strong sense of space and privacy, with expansive green views providing an ever-changing and attractive backdrop throughout the seasons. The position gives the home a semi-rural feel, rarely found in such a convenient residential location.

The surrounding neighbourhood is friendly and well maintained, with established homes, mature boundaries and a calm, low-traffic environment. The setting perfectly balances tranquillity with accessibility, placing countryside walks, local amenities and Ripon's historic centre all within easy reach.







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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. Gas 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 C: 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: A1(M) 4 miles, Harrogate 10 miles, Thirsk 12 miles, Northallerton 15 miles, York 22 miles, Leeds 26 miles, (All mileages are approximate)

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