



1 Clotherholme Court, Clotherholme Road, Ripon, HG4 2DA

A beautifully presented four-bedroom detached executive home offering spacious, light-filled accommodation finished to a high standard. Ideally positioned within the sought-after Clotherholme Court and within walking distance of the high schools, the property provides flexible living space suited to modern family life, including additional attic and bonus areas. Externally, it enjoys a private, enclosed garden with an open aspect and a peaceful, secluded feel, along with off-road parking and additional courtyard space.

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Guide Price: £660,000

General Remarks

Occupying a delightful position within the highly regarded Clotherholme Court, this beautifully presented four-bedroom detached executive home offers an exceptional standard of living, combining quality finishes with generous, thoughtfully designed accommodation. Perfectly suited to modern family life, the property is ideally located within easy walking distance of the local high school, and Ripons city centre, only being a 10 minute walk away. All of this making this fabulous home as practical as it is desirable.

From the outset, the home impresses with its inviting and well-proportioned interior. A spacious entrance hall provides a warm welcome, leading through to a delightful sitting room where a feature fireplace and elegant bay window create a bright, comfortable space, flooded with natural light—ideal for both relaxing evenings and entertaining guests.

To the rear, the heart of the home unfolds in the form of a spacious kitchen diner, beautifully arranged to accommodate both everyday family living and social gatherings. French doors open seamlessly onto the rear garden, enhancing the sense of space and connection to the outdoors. A separate utility room and ground floor WC add further convenience, while the integrated garage provides additional storage and practicality.

The principal bedroom suite is a standout feature, complete with its own en-suite facilities, creating a peaceful retreat. Three further well-proportioned double bedrooms are served by a modern house bathroom, ensuring ample space for family members or guests alike.



A further staircase leads to a study, landing area. From here there is access to a separate storage room and a generous multifunctional living area suitable for games, music, hobbies or as a bedroom.

Externally, the property continues to impress. It has a delightful well stocked, well-maintained garden. The rear garden is fully enclosed, enjoying a wonderful sense of privacy and seclusion, with an open aspect outlook that enhances the feeling of space and tranquillity. It offers an ideal setting for outdoor dining, family time, or simply unwinding in a peaceful environment. To the front, the property benefits from off-road parking, along with additional space within a quiet, open courtyard setting—further contributing to the tucked-away, secluded feel of this exclusive development.

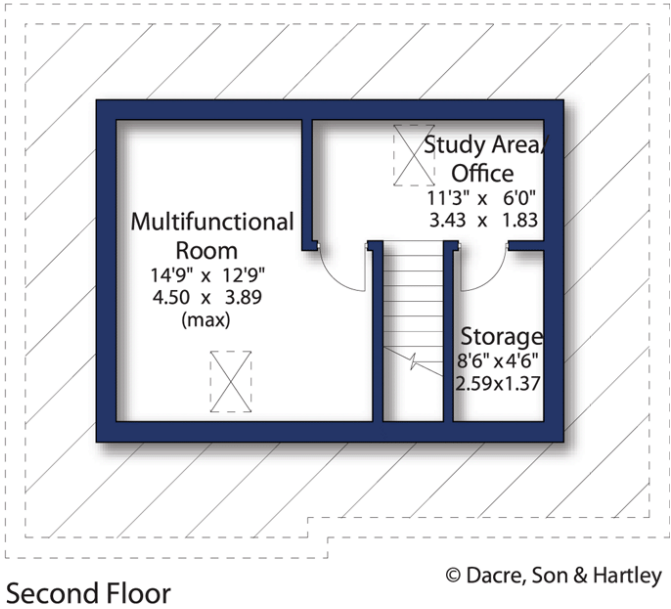
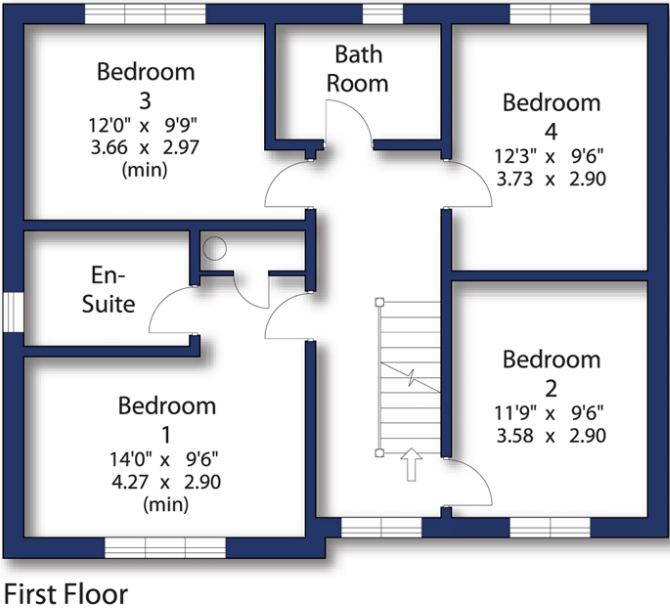
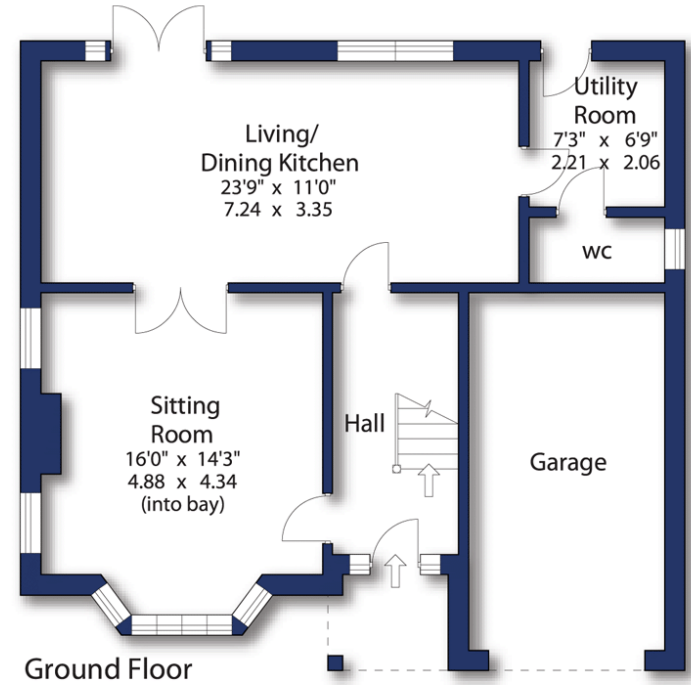
Combining style, space, and a highly desirable location, this outstanding home presents a rare opportunity to acquire a truly turnkey property in a sought-after residential setting—perfect for families seeking comfort, convenience, and a touch of something rather special.





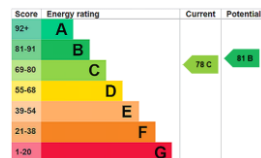


Floorplans





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