



Brook Cottage, North Lees, Ripon, North Yorkshire, HG4 3HW

A beautifully renovated period detached cottage, occupying a peaceful rural setting with breathtaking far-reaching countryside views. Combining charming character with high-quality modern finishes, the property offers spacious and versatile accommodation alongside generous gardens, excellent outdoor space, and a separate garage, all perfectly positioned within an idyllic countryside location.

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Brook Cottage, North Lees, Ripon, North Yorkshire, HG4 3HW

Guide Price: £385,000

- Beautifully renovated detached period cottage in an idyllic setting
- Outstanding far reaching countryside views
- Light, spacious and versatile accommodation. finished to a high standard
- Generous gardens to the side and rear enjoying superb outlooks
- Fully insulated, new windows and Air source heat pump
- Separate garage and excellent outdoor space with peaceful surroundings



General remarks

Occupying a delightful position within a small rural hamlet, this attractive three-bedroom detached period cottage has undergone a comprehensive programme of renovation, creating a rare opportunity to acquire a beautifully restored countryside home blending character features, with modern-day efficiency and comforts.

Enjoying outstanding far-reaching views across open fields and rolling countryside, the property offers thoughtfully designed accommodation ideal for modern family living, whilst retaining the charm and warmth expected from a period home.

Upon entering, a spacious and welcoming entrance hall sets the tone for the accommodation throughout. The heart of the home is a superb kitchen diner, designed to provide an excellent entertaining and family space, complemented by a cosy lounge area enjoying picturesque rural outlooks. A separate home office offers ideal flexibility for those working remotely or seeking

additional reception space. The kitchen diner, lounge, and office all benefit from the comfort of underfloor heating.

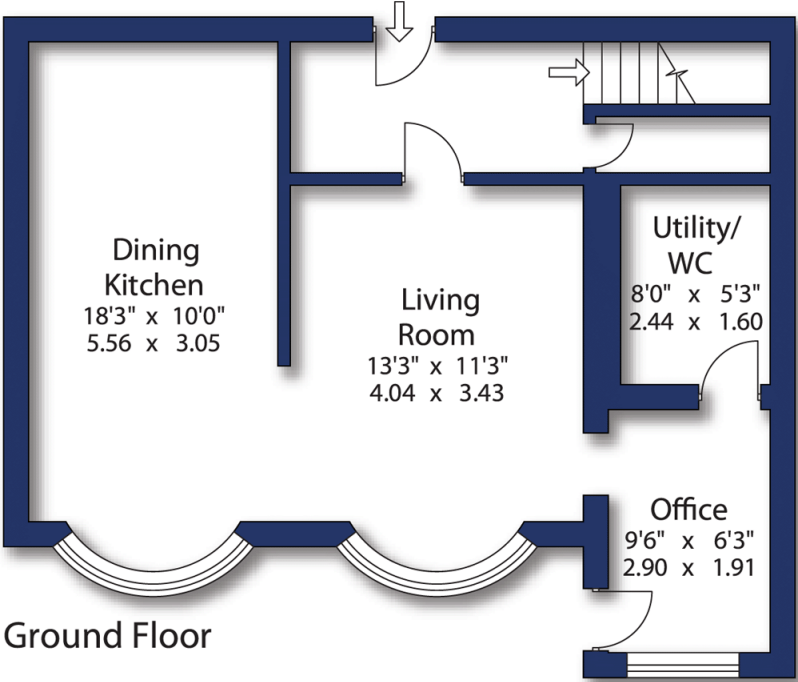
Further ground floor accommodation includes a practical utility room and a useful WC.

To the first floor, the principal bedroom enjoys the luxury of an en-suite shower room alongside delightful countryside views. There is a further generous double bedroom, a good-sized single bedroom, and a stylish house bathroom serving the remaining accommodation.

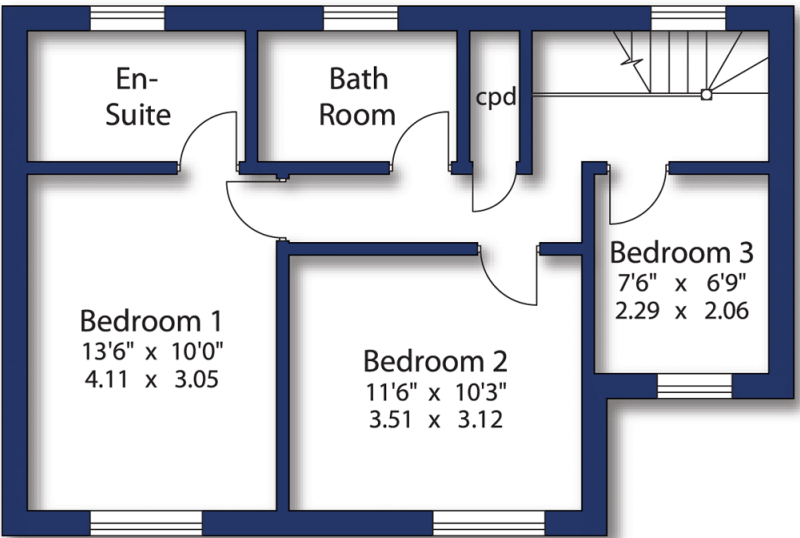
Externally, the property enjoys generous gardens extending to the side and rear, perfectly positioned to take full advantage of the breathtaking panoramic views over the surrounding fields and countryside. A separate garage provides valuable storage or parking.

This is an exciting opportunity to purchase a beautifully renovated period cottage in an idyllic rural setting, offering peace, privacy, and exceptional scenery whilst remaining accessible to nearby amenities.

Floorplans



Ground Floor



First Floor

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Contact us



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Local Authority & Council Tax Band

- North Yorkshire Council,
- Council Tax Band E

Tenure, Services & Parking

- Freehold
- Mains electric, water, septic tank. Domestic heating is air source heat pump
- Off road parking and garage

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

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