



BOGS HALL FARM
Kirkby Malzeard, Ripon



GSC GRAYS
PROPERTY • ESTATES • LAND

BOGS HALL FARM

KIRKBY MALZEARD, RIPON, HG4 3QL

Ripon 7 miles, Harrogate 15 miles, York 33 miles
(distances approximate)

A RARE OPPORTUNITY TO PURCHASE A HOME WITH 7.7 ACRES,
SUBSTANTIAL OUTBUILDINGS INCLUDING INDOOR AND
OUTDOOR MÉNAGES, STABLING FOR 16 HORSES AND POSITIONED
IN A SUPERB PRIVATE LOCATION ON THE OUTSKIRTS OF THE
POPULAR VILLAGE OF KIRKBY MALZEARD

Development opportunity • Fantastic setting • Stone farmhouse
7.7 acres of paddocks and garden • Outskirts of popular village
Numerous outbuildings • Equestrian • Indoor and outdoor arenas

A further 7 acres are available by separate negotiation.



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Description

Bogs Hall Farm was formerly a traditional stone farmhouse surrounded by grassland. More recently, the site has been used as a well-renowned equestrian facility and has unrivalled facilities in the locality. Prospective purchasers cannot help but be impressed by the position as it sits 100m from the road thus giving the property a high degree of privacy.

The property has been loved as a home and business of keen equestrians however it must be noted that the site offers a high degree of flexibility for alternative uses (for example a home business or as storage for vintage cars) as there is a wide range of outbuildings. These would be suitable for conversion, subject to planning, or change of use.

The land is currently used by the owner for personal use but could equally be let on a grazing licence to local farmers.

Situation and Amenities

Bogs Hall Farm is situated on the outskirts of the popular village of Kirkby Malzeard. This thriving village has a fantastic village store and butcher's shop, doctors' surgery, garage, pub and much-loved tearoom. With playgroups and sports

clubs, a good primary school and being within the catchment area of the top-performing state school in the north, Ripon Grammar School, the village is very attractive to families. It is also only a short drive to a number of other highly-rated state and public schools.

The cathedral-city of Ripon is 15 minutes away and has a vast array of amenities including a wide variety of shops and independent eateries, a community hospital, various parks and the recently completed "Jack Laugher" swimming pool and sports centre.

The train stations of Harrogate, Northallerton and Thirsk give commuters and holiday-makers easy access to London and Edinburgh. There is also a regular bus service which runs through the village to Ripon and the surrounding area.

The equestrian purchaser cannot but be wowed by the location. The hacking is superb and there are many miles of beautiful off-road routes to enjoy. Keen walkers will not be short of options as there is an abundance of scenic routes that are easily accessible from the village. For those preferring to be spoilt and keep fit, there is the fabulous gym and spa at

Swinton Park where there is also fantastic trout and course fishing. Additionally, located within a short drive is Grantley Hall. This 18th-century mansion is another spectacular attraction, featuring a spa, four restaurants (including a Michelin star), and 30 acres of sweeping wooded parkland and grounds. There is something in and around Kirkby Malzeard and Bogs Hall Farm for everyone.

Accommodation

Situated over two floors the accommodation includes the following:

Ground floor - Rear entrance hall, cloakroom and wc, pretty sitting-room with exposed beams, underfloor heating, wood-burning stove and views to the front. Modern, open-plan, living-dining-kitchen constructed around 10 years ago with underfloor heating, multi-fuel Rayburn, wood-burning stove, pitched ceiling with roof lights and a fully-glazed, south-facing wall with bifold doors opening to the delightful gardens.

First floor- Principal bedroom suite with dressing area. Second bedroom and modern, fitted bathroom.



Externally

The property is approached via electric gates and a sweeping tarmac driveway which leads to the gravelled car park.

There is an extensive array of outbuildings. Briefly comprising:

Outbuildings housing stabling for 16, hot wash-down area, tack room, social room, various barns and stores, workshop.

Indoor arena (26m x 34m) and outdoor arena (40m x 20m), 7.7 acres of superb grazing land with the provision of water.

There is a pretty orchard and formal gardens to the side and rear of the house. The garden is mainly laid to lawn with shrub borders.

The grounds surrounding the house are substantial and therefore any future purchaser may look at enhancing the size of the dwelling subject to the necessary planning requirements.

Services

Mains water and electricity are connected to the property. The property has oil-fired central heating. Drainage is to a private septic tank which will need to be replaced to meet current 2020 regulations.

Rights of way, wayleaves and easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Local Authority

North Yorkshire Council. Band E

Viewings

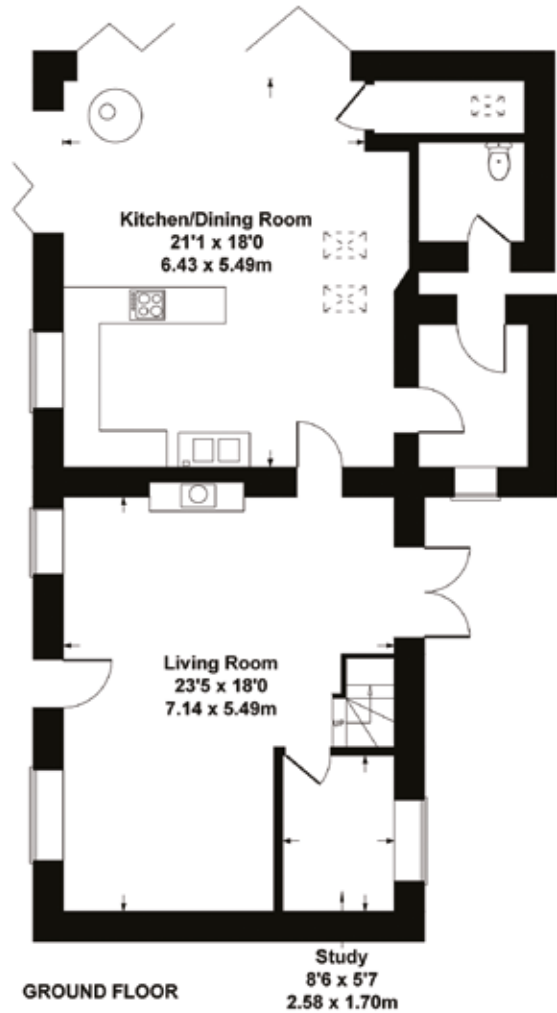
Strictly by appointment with GSC Grays 01423 590500

what3words

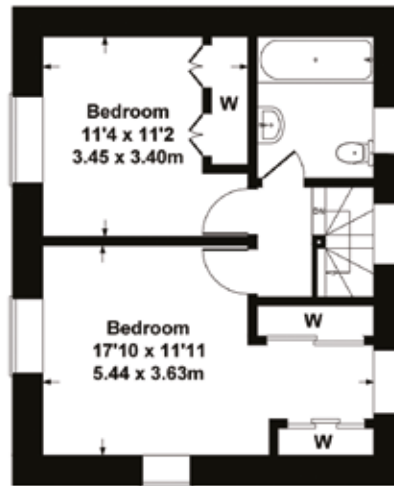
Releasing.estimated.groom

Bogs Hall Farm, Kirkby Malzeard

Approximate Gross Internal Area
Total 125 sq m - 1345 sq ft



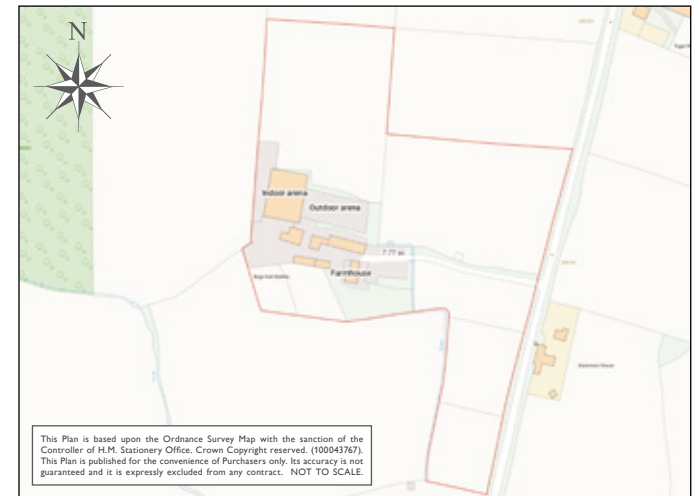
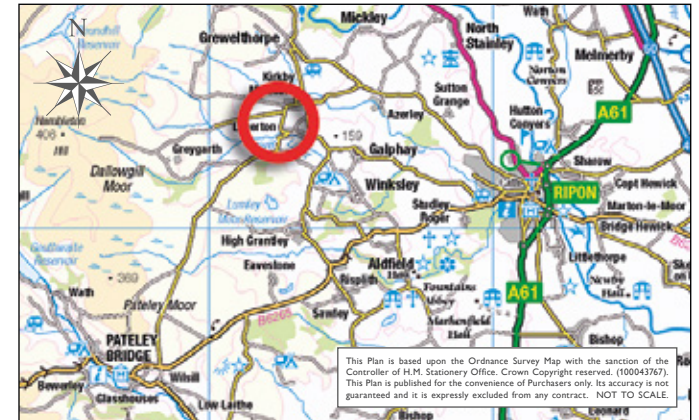
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		45	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



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Particulars written: August 2023

Photographs taken: August 2023