



COUNTRYMAN HOUSE

Winksley, Ripon



COUNTRYMAN HOUSE

WINKSLEY, RIPON, HG4 3NR

Ripon - 4.6 miles, Harrogate - 13.1 miles, Thirsk - 19.5 miles, A1 - 17 miles
(distances approximate)

AN INDIVIDUAL COUNTRY HOME SET IN THE PICTURESQUE
VILLAGE OF WINKSLEY, CONVERTED FROM THE VILLAGE
PUBLIC HOUSE, THE PROPERTY OFFERS ENORMOUS
POTENTIAL FOR PROSPECTIVE PURCHASERS

Accommodation

Ground Floor: Entrance Hall • Open plan living room with dining area • Study
Breakfast kitchen • Utility room/cloakroom-wc • Lounge/dining room leading
through to kitchen • 2 double bedrooms and two bathrooms to the annex.

First Floor: Principal bedroom with en-suite shower • Bedroom two/guest
bedroom with ensuite shower room and fitted wardrobe • 2 further double
bedrooms • House bathroom

Lower Ground Floor: Offers potential to convert to a
separate apartment or create large open kitchen area



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Countryman House

Countryman House is a superb individual dwelling that was cleverly converted from the village public house some years ago. The property has been beautifully updated by the current owners and has diverse accommodation which lends itself to families, multi-generational buyers or for those wanting an income stream from the annex. The property has the benefit of recently replaced glazing throughout and has an extremely private paved courtyard, particularly attractive for those with numerous vehicles.

The accommodation is flexible throughout and offers further flexibility with the ground floor basement accommodation which could be converted to create a large open plan dining kitchen or further living accommodation. The property offers scope to improve further with the lower ground floor room. Previously an apartment, this is now a blank canvas and offers the prospective purchaser, the opportunity to create further living accommodation, but would equally suit conversion to a large open plan kitchen.

The accommodation briefly comprises - Entrance hall leading to large open plan living dining room with staircase off, study with windows to two elevations, breakfast kitchen with patio doors to the rear, and range of modern wall and floor mounted units leads to inner hall and stairs down to the lower ground floor basement room.

Off the entrance hall there is a further hallway leading to a cloakroom/utility room and a door leads through to the annex area. The first room offers an open plan living/dining/ kitchen with feature fireplace and doorway through to inner hall with skylights above. There are two bedrooms, the principal bedroom houses an ensuite bathroom and there is a large bathroom adjacent to bedroom 2.

To the first floor – staircase leads to a landing and the principal bedroom with an ensuite shower room can be found to the rear of the property. To the front of the property is Bedroom two/guest bedroom with ensuite shower room and built-in wardrobe. There are two further double bedrooms.





The staircase from the inner hall on the ground floor leads down to the lower ground floor room. This was previously an apartment but is now a blank canvas for the prospective purchasers.

Outside

The property is approached via a block paved sweeping drive/forecourt area and the driveway leads through electric gates and provides parking for numerous vehicles. There is an attached garage.

Gardens

The property has a large block paved forecourt area to the front with central enclosed garden area accessed off the kitchen and to the side are terraced paved areas.

Situation and Amenities

Countryman House is situated in the centre of the popular Nidderdale village of Winksley. The village is part of the Nidderdale Area of Outstanding Natural beauty and is further enhanced by the picturesque River Laver running through. The small and secluded village has a parish church, and further amenities can be found in the historic city of Ripon, approximately 5 miles away. There is a full range of supermarkets and numerous independent boutiques and eateries. Primary Schools can be found in Ripon, Kirkby Malzeard and nearby Grantley approximately 2 miles away. The village is in the catchment area for the highly sought-after Ripon Grammar School and Outwood Academy.





Services and other Information

The property has mains electricity, water and sewerage and central heating is oil-fired.

Local Authority

North Yorkshire County Council

Council Tax

Band G

EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

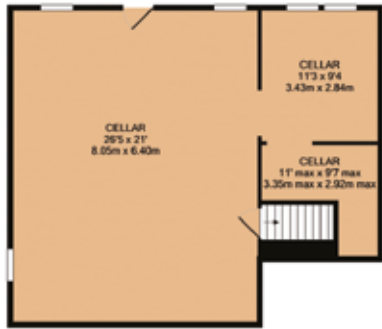
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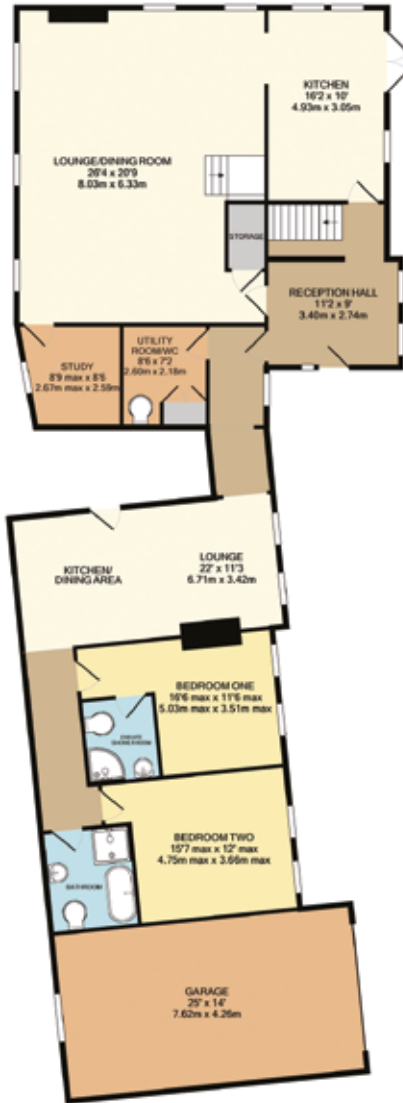
Viewings

Strictly by appointment with GSC Grays - T: 01423 590500

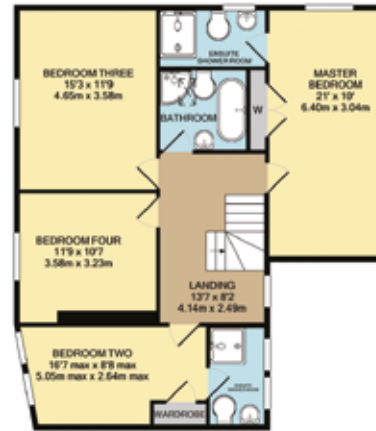




LOWER GROUND FLOOR
APPROX. FLOOR AREA 156 SQ.FT.
(14.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR AREA 2128 SQ.FT.
(197.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR AREA 917 SQ.FT.
(85.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 3799 SQ.FT. (353.0 SQ.M.)

We have every effort been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
64	75



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Particulars written: May 2025

Photographs taken: XX XX