



30B REGENCY PLACE
West Tanfield, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

30B REGENCY PLACE

West Tanfield, Ripon, HG4 5FD

An immaculately presented, three double bedroom, detached home in the sought-after village of West Tanfield. Backing onto farmland, this wonderful property enjoys elevated views above fields and woodland.

The impressive accommodation includes a large living room and a spacious, modern kitchen and dining room overlooking the gardens. There is also a useful utility room and ground floor w.c.

To the first floor, the principal bedroom is fitted with high-specification, bespoke wardrobes and features a lovely dressing room and en suite. The third double bedroom is furnished with a desk space and cupboards with shelving above, giving options for a study or a bedroom. The bathrooms both benefit from luxurious double showers.

The air source heating keeps the house warm in an efficient manner. There are landscaped gardens to the rear, providing a relaxing place to sit and enjoy the views. A double-width driveway leads to the integral garage.



5&6 Bailey Court Colburn Business Park, Richmond, North Yorkshire, DL9 4QL

01748 829217

agency@gscgrays.co.uk

GSCGRAYS.CO.UK

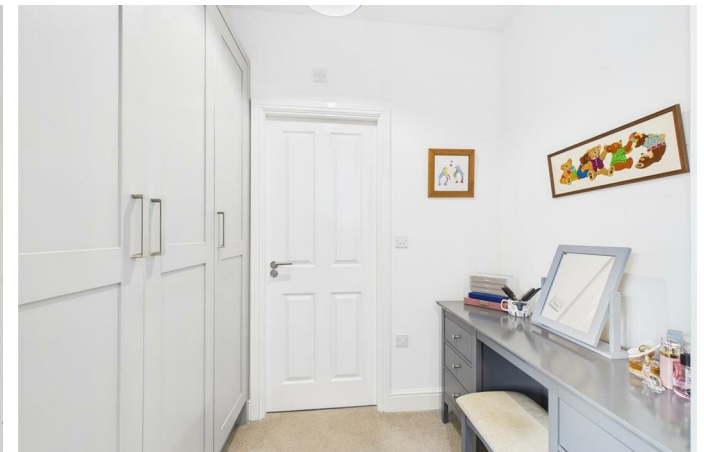


Situation and Amenities

The picturesque North Yorkshire village of West Tanfield, with its much-photographed 15th century Marmion Tower sitting high above the River Ure, lies midway between the attractive Dales market town of Masham and the cathedral city of Ripon.

Local amenities include two popular village pubs, a primary school, sports club and local store/Post Office. West Tanfield is also within catchment of the highly regarded Ripon Grammar School.

For those seeking access further afield, the A1(M) motorway is 10 minutes to the east with connections at junctions 50 and 51. Thirsk railway station, 10 minutes further to the east, is situated on the East Coast Main Line with connections to York, Leeds and a direct service to London Kings Cross.





Accommodation

The front door leads into an entrance vestibule and onwards to the living room, which has a window to the front and stairs up to the first floor. A door opens up to the kitchen and dining area, with double patio doors straight ahead, allowing plenty of sunlight to flood right through the property.

The kitchen and dining area has a lovely, modern feel with double patio doors looking out over the rear gardens and views beyond. There is a good range of floor and wall-mounted units with built-in appliances including a double oven, fridge and freezer, hob and extractor fan. The patio doors open straight onto the patio, creating the perfect environment for entertaining and al fresco dining.

The adjacent utility room is perfect for keeping all of the essentials neatly out of the way and has a range of storage, plumbing, a window to the rear and a door to the cloakroom/w.c.



To the first floor, there is an airing cupboard and doors to three double bedrooms and the family bathroom.

The master bedroom has a window to the front and a range of high quality fitted wardrobes. An opening leads through to the dressing area, with matching wardrobes, and onwards to the modern en suite shower room, which has a step-in shower cubicle, pedestal hand wash basin, low-level w.c

The further two double bedrooms both enjoy spectacular views to the rear. One of these is currently used as a high specification study with fitted cupboards and bookshelves.

The stylish family bathroom has been fitted with both a bath and large shower cubicle, pedestal hand wash basin and w.c.

Externally

To the front of the property, there is an area of lawn and a double-width, block-paved driveway leading to the integrated garage with roller door.

A path to the side of the property leads around to the landscaped rear garden which features manicured lawns, well-stocked borders, a pathway, circular seating area and a good-sized patio immediately adjacent to the kitchen. The property benefits from an elevated position with open fencing at the rear, providing wonderful views over farmland.

Owners' Insight

Living in our home is like being on holiday every day: the views are spectacular and stunning throughout all seasons. Our house is positioned above fields and woodland with a beautiful, sheltered, professionally landscaped garden in which we have spent many happy hours.

We invested in bespoke, oak, built-in furniture, made by a local craftsman, along with hi-spec wardrobes in the master bedroom. We have also enjoyed the luxury of double showers in both the en suite and the family bathroom. The heat pump is so efficient that we rarely need any more than two radiators on in the winter! Downstairs, the large kitchen/diner/utility spaces have provided lots of room for family gatherings, with a really useful washroom.

The house benefits from fronting onto a private stretch of road at the end of a quiet, safe cul de sac. A great location and a fabulous home.

Viewings

Strictly by appointment with GSC Grays. Telephone: 01748 829 217.

Tenure

The property is believed to be offered freehold with vacant possession on completion.

Services

Mains electricity, water and drainage. Air source heating.

Local Authority

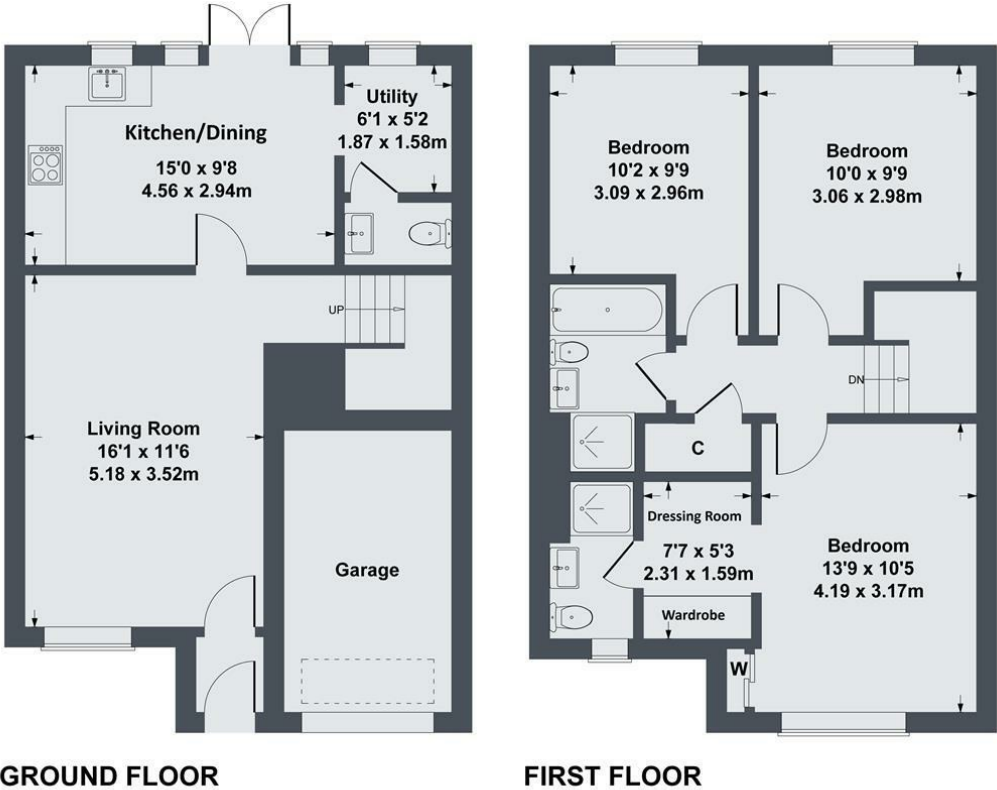
North Yorkshire Council. Council tax band D.

Particulars and Photographs

Particulars prepared and photographs taken August 2025.

30B, Regency Place West Tanfield, Ripon, HG4 5FD

Approximate Gross Internal Area
1227 sq ft - 114 sq m



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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

- These particulars, including any plan are a general guide only and do not form any part of any offer or contract.
- All descriptions including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition / repair or otherwise, nor that any services or facilities are in good working order.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.