



ISMUNDERBY LODGE

Harrogate Road, Littlethorpe, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

AISMUNDERBY LODGE

HARROGATE ROAD, LITTLETHORPE, RIPON HG4 3AA

Harrogate - 11.5 miles, Thirsk - 12.5 miles, York - 26.2 miles
(distances approximate)

AN IMMACULATE RECENTLY CONSTRUCTED 5-BEDROOM DETACHED RESIDENCE OFFERING AROUND 2,700 SQ.FT OF ACCOMMODATION POSITIONED ON THE SOUTHERN EDGE OF RIPON. PERFECT FOR FAMILIES, THE PROPERTY IS IN GENUINE MOVE IN CONDITION AND IS WITHIN THE CATCHMENT AREA FOR RIPON GRAMMAR SCHOOL.

Accommodation

Reception Hall • Lounge • Cinema Room • Study/playroom
Dining/kitchen • Utility room • Cloakroom/WC

Master bedroom with ensuite • Guest bedroom with ensuite
Two further double bedrooms and single bedroom • House bathroom

Externally

Gravelled driveway • Attached garage • Front gardens
Rear covered patio • Terraced garden

For sale Freehold with Vacant Possession



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Situation and Amenities

Aismunderby Lodge is positioned on the southern outskirts of Ripon, off the main Harrogate Road, and as such is extremely accessible. Ripon has a huge range of amenities and is only a couple of minutes from the property. These include independent shops, eateries, boutiques and a number of High Street shops. There are numerous supermarkets including Marks & Spencer, Morrisons, Sainsburys and the soon to be opened Tesco's. There is a traditional market on a Thursday. Ripon itself is a short drive from the A1M and the motorway network beyond and Thirsk Railway station is only 20 minutes away, giving access to the East Coast Mainline and London Kings Cross.

Aismunderby Lodge

Aismunderby Lodge is an immaculate recently constructed detached residence, Which is perfect for families, and is in genuine move-in condition. With stunning features, including the amazing kitchen and large Cathedral window overlooking the hall and landing, this property offers a rare opportunity in this location.

The design of the property has centred on well proportioned rooms with the focus on letting as much light in as possible. It includes Bi-fold and French doors to the rear and the aforementioned Cathedral window to the front.





The professionally designed kitchen/diner is stunning and offers a fabulous space for entertaining and there are three extremely well-proportioned reception rooms to the ground floor which compliment the kitchen/diner.

The bedrooms on the first floor combine stylish ensuite bathrooms and a further two double and single bedrooms together with a gorgeous house bathroom. There is a large galleried landing which adds to this feeling of space. Fixtures and fittings are highest quality and there is underfloor heating throughout the ground floor.

Outside

The property is approached through a timber five-bar gate onto a gravelled driveway offering parking for numerous vehicles. This leads to the attached garage. There are terraced lawns to the front and a further lawned area. The rear is a particular feature of this property and is terraced over two levels with a raised lawn and lower large patio space with Pergola over. This is accessed from the main reception space and is perfect for al-fresco dining.

The Appeal of our Home – The Owners Insight

Private and quiet location. Attractive and well designed with excellent internal layout.



Services and other Information

The house is connected to gas central heating, mains water, electricity and has drainage to a private septic tank (this has not been tested for compliance). The property benefits from a solar panel system and battery storage.

Local Authority and Council Tax Band

North Yorkshire County Council – Band F

EPC

Rate A

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.

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.

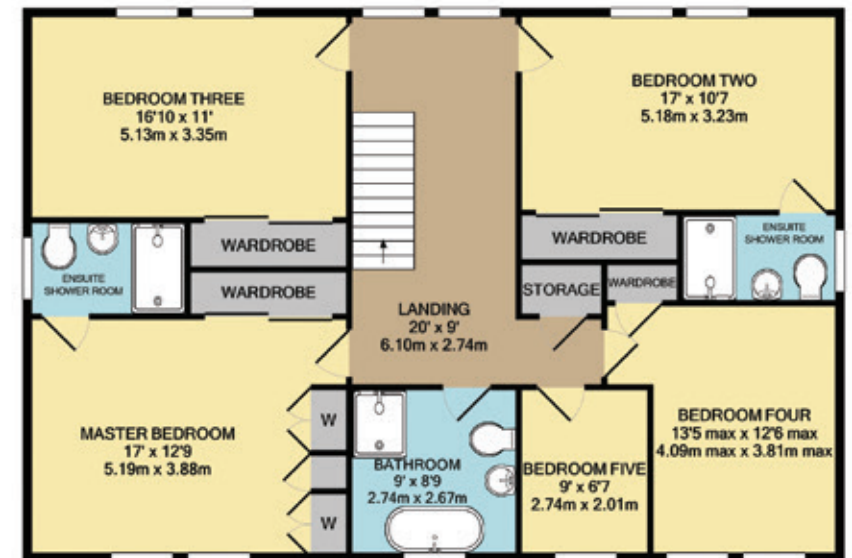
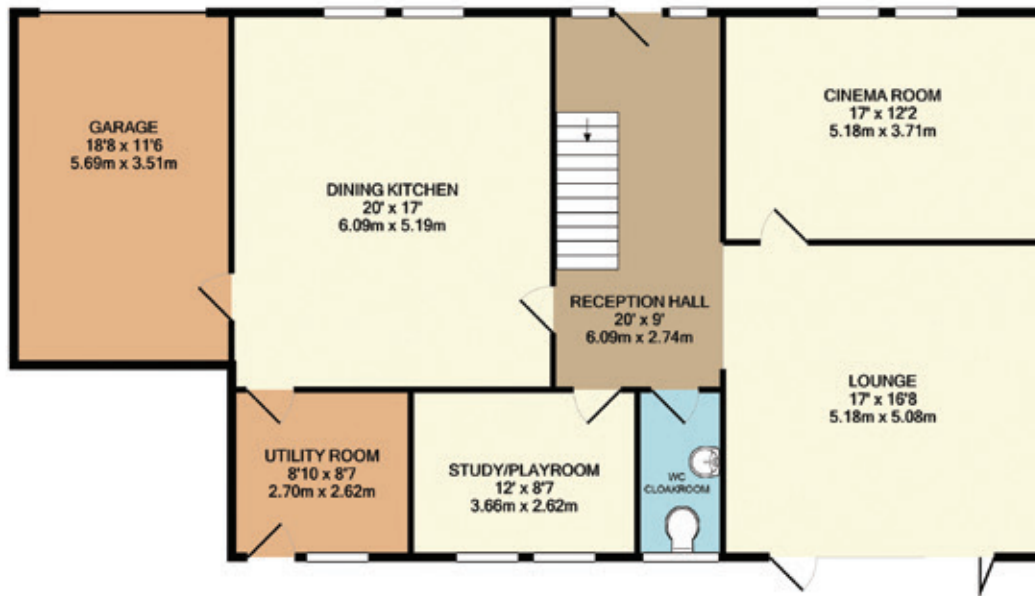
what3words

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Viewings

Strictly by appointment with GSC Grays - T: 01423 590500





TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2696 SQ.FT.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
117	117

DISCLAIMER NOTICE:

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

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. 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.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2025

Photographs taken: September 2025