



ASHBROOKE
Littlethorpe, Ripon



GSC GRAYS
PROPERTY • ESTATES • LAND

ASHBROOKE

LITTLETHORPE, RIPON, HG4 3LJ

Ripon 2.3 miles • Harrogate 11.4 miles • Thirsk 13.6 miles • York 27 miles
(distances approximate)

A SUPER FOUR BEDROOM FAMILY HOME PERFECT FOR THOSE WANTING TO BE IN THE CATCHMENT FOR RIPON GRAMMAR SCHOOL. POSITIONED WITHIN A POPULAR VILLAGE LOCATION A SHORT DRIVE OF RIPON CITY CENTRE WITH POTENTIAL TO LEASE A GRAZING FIELD ADJACENT TO THE GARDEN.

- Ripon Grammar catchment area
- Delightful village location surrounded by open countryside
 - Four bedrooms
 - Two reception rooms
 - Attached garage
 - Recently updated
 - Gardens to two sides
- Field to rent by negotiation



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Description

Ashbrooke is a super five bedroom family home perfect for those wanting to be in the catchment area for Ripon Grammar school within a village location. Only a short drive from Ripon City Centre where a wide range of amenities can be found. The property has been in the same ownership for over 40 years and has had a program of extension and improvement works over recent years allowing prospective purchasers genuine turnkey accommodation. The owners have blended the modern additions such as the dining kitchen with the original character of the period home such as high ceilings and cornicing and this could be further enhanced with landscaping works to the outside space.

Briefly comprising to the ground floor: Vestibule leading to inner hall, lounge, sitting room with access door to cellar, inner hall with cloakroom/w.c, refitted dining kitchen.

To the first floor: Principal bedroom with ensuite shower room, three further double bedrooms and bedroom5/study, house bathroom.



Outside

The property is approached via a shared private driveway which leads to a gravelled and tarmac driveway and on to the attached garage with electric door and pedestrian access to the dining kitchen. To the front is a lawned garden with hedge boundary and to the rear is a further lawn and hardstanding area which could also be additional garden space should the purchasers desire.

The property sits adjacent to grazing land and there is an option to lease this subject to separate negotiation.

Situation and Amenities

Ashbrooke is positioned in the village of Littlethorpe just off the bypass in Ripon. Littlethorpe has a village hall, church and thriving community, there are primary schools and public houses in the nearby villages. Littlethorpe is within the catchment area for Ripon Grammar School and Outwood Academy for secondary age pupils. The cathedral city of Ripon is a few minutes away has a weekly market, there are shops, supermarkets and services in the city along with public houses, restaurants and nightlife, Ripon is also home to a number of sports clubs, a swimming pool, a leisure centre, golf course and tennis centre along with Ripon racecourse nearby.

Ripon is surrounded by some of the region's most beautiful countryside with easy access to Fountains Abbey, Studley Royal Deer Park, the Nidderdale Area of Outstanding Natural vBeauty and the Yorkshire Dales and Moors. For buyers commuting, the A1 is close and provides links to the region's business centres and motorway network. There is also a bus service to the popular spa town of Harrogate and commercial centre of Leeds plus a bus service along Littlethorpe Road into the centre of Ripon.

Services and other Information

Waiting on further information





Local Authority and Council Tax Band
North Yorkshire County Council – Band E

EPC
Rate C

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.

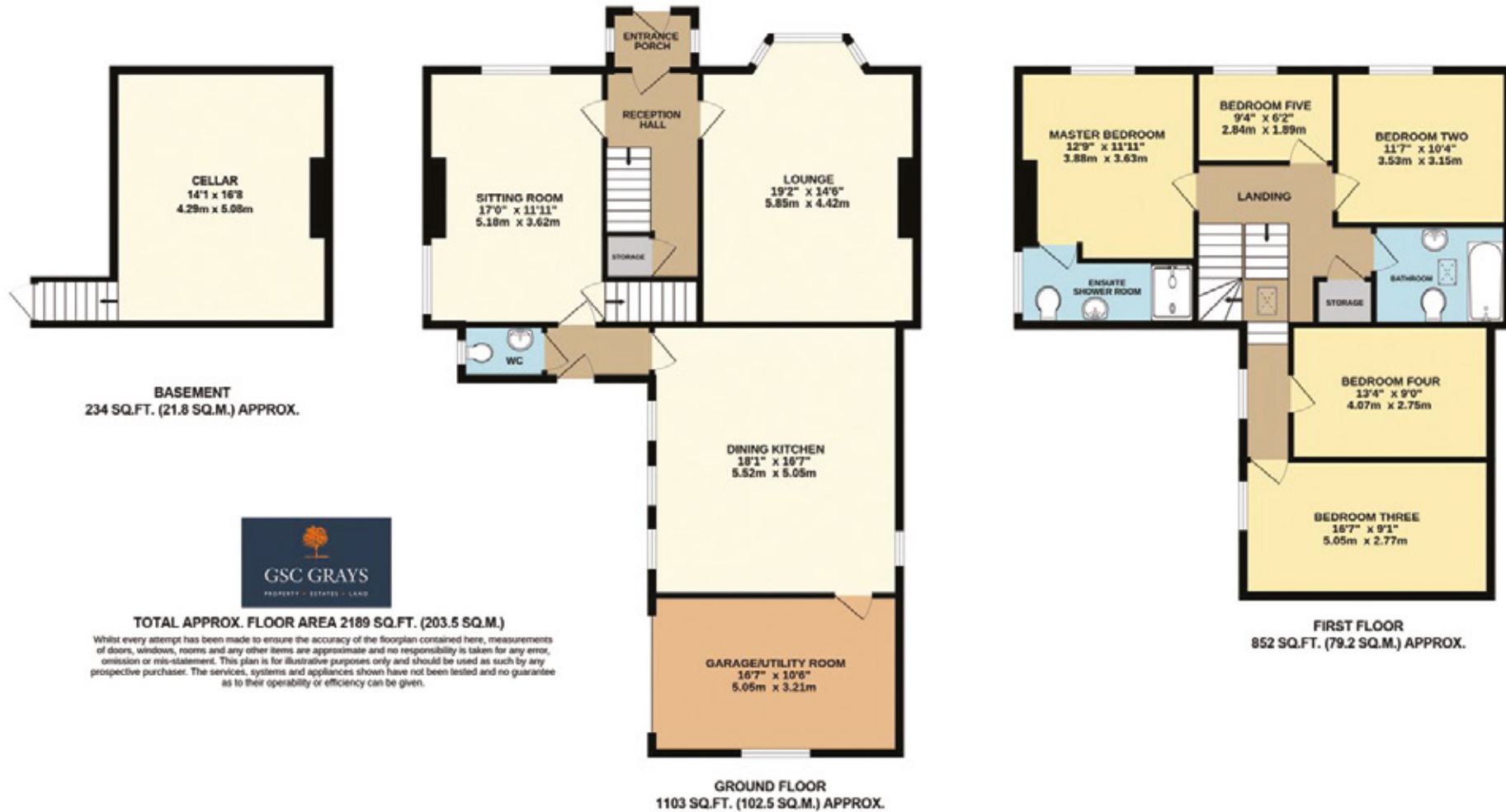
Rights of Way, Wayleaves and Easements

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.

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Viewings
Strictly by appointment with GSC Grays - T: 01423 590500.





TOTAL APPROX. FLOOR AREA 2189 SQ.FT. (203.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Current	Potential
	96
71	

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

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.
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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: April 2026

Photographs taken: April 2026