



**Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**Haregill Bank Cottage High Ellington, Ripon, HG4 4PP**  
**Price Guide £625,000**



**Believed to date from the late 1700s, this former worker's cottage combines period character with adaptable living space. Extended and improved over time, it now offers generous and flexible reception rooms, ideal for varied use. The home sits in an elevated position with private, well-kept gardens, good natural light throughout, and convenient access to village amenities — an appealing mix of history, comfort, and practicality.**







## The Property

A welcoming reception hall sets the tone for the home and provides access to the main ground floor rooms.

The formal sitting room is a bright, well-proportioned space with windows to two elevations and an open fire as its focal point. Adjacent to this is the home office, a comfortable and peaceful room that takes in open views across the gardens and the fields beyond.

The dining room features a large window seat overlooking the front garden and countryside, creating a pleasant spot to enjoy the outlook. The room comfortably accommodates a full dining suite and links through to the well-appointed country kitchen.

The kitchen has been thoughtfully designed, making excellent use of the space with a good range of storage cupboards, generous worktop areas, and a selection of fitted appliances. There is space for a small breakfast table, and the overall feel is both practical and welcoming.

Several steps lead down from the kitchen to the utility room, which is fitted with base and wall units, a sink, and plumbing for a washing machine. From here, there is access to a cloakroom, the rear garden, and the adjoining storeroom.

The storeroom provides flexibility for a variety of uses and sits next to the art studio, offering potential for conversion or future adaptation. The roof void above the storeroom has good head height and a window, currently providing useful storage but with scope for further development if required.

The art studio or bedroom four, enjoys windows on two sides, allowing excellent natural light and a calm atmosphere—ideal for creative work, hobbies, or use as a garden room.

On the first floor, there are three well-presented bedrooms. The primary bedroom includes a smartly finished en-suite shower room, while bedroom two, a further double, benefits from built-in wardrobes. Bedroom three is a good single. The family bathroom is fitted with a panelled bath, a separate shower cubicle, WC, bidet, and wash basin set on a pedestal, with part-tiled walls.

Externally, the gardens wrap around the property and make the most of the open setting. The front garden has a walled boundary with lawns and established shrubs, while the side garden enjoys open views and a seating area. The rear garden is mainly laid to lawn, offering privacy and space for outdoor use. To the right-hand side, a further lawned area is screened by mature trees and leads to a double carport and gravel driveway, accessed through timber gates, providing secure off-road parking for two vehicles.

The property is freehold

Council: Harrogate

Tax Band: D

EPC: E

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0320-2285-3370-2994-4505>

## Disclaimer

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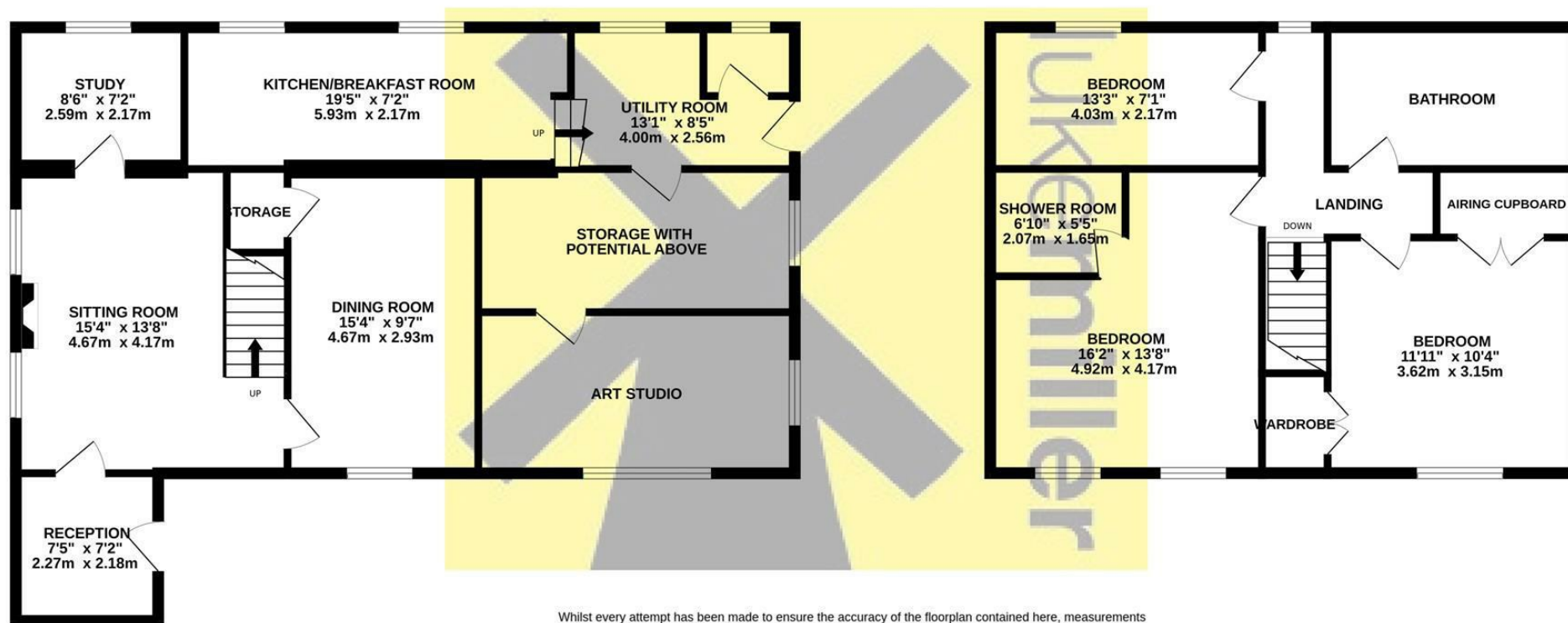






GROUND FLOOR

1ST FLOOR

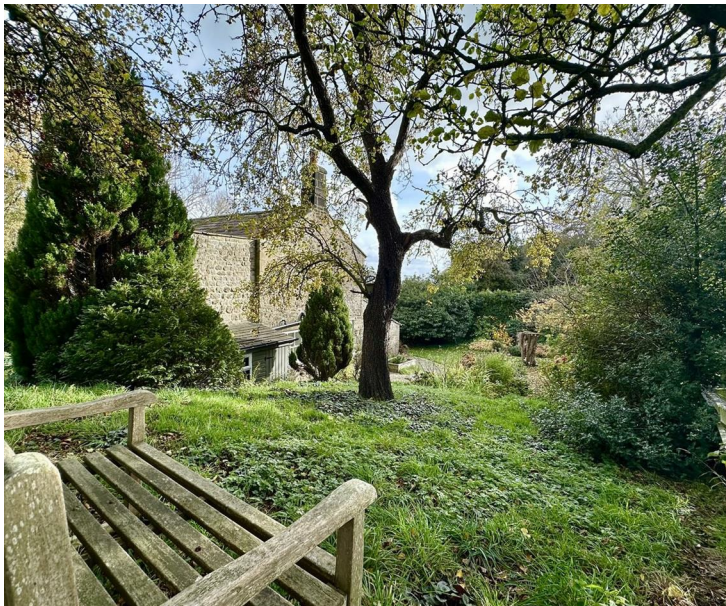


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