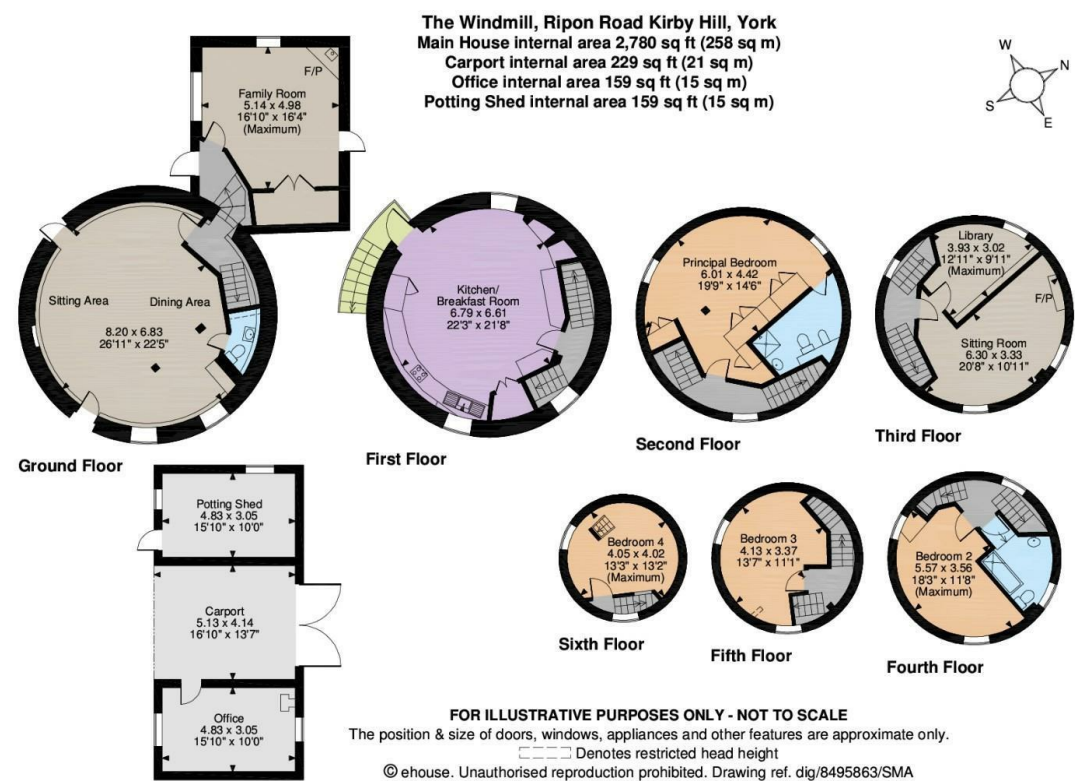
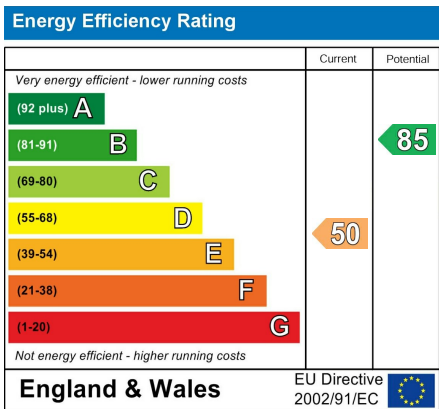


Floor Plan



Energy Performance Certificate



Directions

From Harrogate take the A61 to Ripon. Once approaching Ripon at the round about take the second exit onto Ripon bypass. Continue over the first roundabout and at the second take the third exit towards Ripon racecourse. Continue past the racecourse and towards the A1M and after approx. a mile the property is found on your left hand side, clearly marked by a Hopkinsons For Sale board.

Council Tax Band G Tenure Freehold

Agents Notes
We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



Price Guide £799,999

The Windmill Ripon Road, Kirby Hill, Boroughbridge, Yorkshire, YO51 9DP 4 Bedroom House

A stunning Grade II Listed windmill that dates back to 1822 is one of the most complete windmills surviving in the country and has been converted to create a thoroughly unique and charming residential property comprising several levels of accommodation, including four bedrooms, with stunning views across the North Yorkshire countryside.



HOPKINSONS
E S T A T E A G E N T S

16 Princes Street, Harrogate, HG1 1NH
Telephone: 01423 501 201
info@hopkinsons.net

Description

Throughout the property, there are exposed heavy timber beams and limestone walls, along with several other character features. The ground floor has been extended to provide additional living space, with the extension including a family room with a corner wood-burning stove. The main windmill building houses a sitting and dining area with flagstone flooring. The first floor has a well-proportioned breakfast kitchen, with plenty of storage in wooden units, integrated appliances, and a splendid original feature cast-iron oven and stovetop. There are two first reception rooms on the third floor, with both the library and sitting room featuring wonderful countryside views.

The principal bedroom is found on the second floor, with its fitted storage and a good-sized en-suite shower room. The fourth floor includes another double bedroom and house bathroom including a shower over the bath, w/c, and hand basin. There are two further bedrooms on the fifth and sixth floors respectively with the countryside views just getting better and better.

The property lies a mile outside the small village of Kirby Hill, 11 miles northeast of the bustling and historic town of Harrogate and surrounded by beautiful North Yorkshire. Kirby Hill has a local pub and a primary school, while the small town of Boroughbridge is two miles away, where plenty of local amenities and facilities can be found, including a post office, shops, pubs, supermarkets, Harrogate and Ripon are within easy reach for a wider variety of shopping and leisure facilities, while the village is well connected for transport, with the A1, three miles away, providing great access to the north and south. The nearest mainline station can be found at Knaresborough, which offers services to York. The area offers a good range of state schooling including Ripon Grammar School (rated Outstanding by Ofsted) together with a wide range of noted independent schools including Queen Mary's, Cundall Manor, and Belmont Grosvenor and Harrogate Ladies College.

The windmill has an extensive garden to the rear, with a lawn extending to more than 100ft, as well as an orchard, an area of timber decking, and a small private lawned area to the side. The walled front garden has attractive border flowerbeds, areas of lawn, and a paved pathway leading to the entrance. Parking is available on the block paving and in the carport after the gravel driveway, the carport is part of a detached outbuilding, along with a potting shed and a home office with wood burning stove.

AGENTS NOTES; We are joint selling agents with Strutt and Parker Harrogate.

