

CHAPEL HOUSE

Ilton, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

CHAPEL HOUSE

ILTON, RIPON HG4 4JY

A UNIQUE, DETACHED CHAPEL CONVERSION WITH STUNNING,
FAR-REACHING VIEWS ACROSS MOORLAND WITH THE ADDED
BENEFIT OF A GRAZING Paddock AND STABLING

Accommodation

Entrance Hall • Dining Kitchen • Home Office • Sitting Room • Snug
Ground Floor Shower Room • Utility • Four Double Bedrooms • House Bathroom

Externally

Rear Garden • Patio Seating Area • Enclosed Side Garden
Private Parking • Land • Stables



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Tel: 01377 337180

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Tel: 01423 590500

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Tel: 01524 880320





Situation and Amenities

Ilton is an attractive rural hamlet, with far reaching views and countryside walks on the doorstep. The Georgian market town of Masham is only about 3.5 miles away and has one of the largest marketplaces in North Yorkshire with a good range of independent and national retailers, cafés, public houses, the well-renowned Black Sheep Brewery, restaurants, a Co-Operative and doctors' surgery. The Swinton Park Hotel and Country Club and Masham Golf Club are also in close proximity (2.5miles).

There are primary schools in Masham and secondary schools in nearby Ripon and Bedale, including Ripon Grammar School.

The cathedral city of Ripon, 10 miles away, also has many excellent local and artisan shops, a weekly outdoor market, filling station, doctors' surgery, dentist, primary and secondary schools and a sixth form college. It is also home to Fountains Abbey ruins and Studley Royal, Ripon Spa Gardens and Ripon Racecourse.

There are also various independent schools within the area including Aysgarth Preparatory School, Queen Mary's School for girls at Thirsk, Cundall Manor, Queen Ethelburgas College and further opportunities in York and Harrogate.

The village has relatively easy access to the A1, approximately 11 miles away. The nearest train station is at Northallerton (about 17 miles) with a regular service on the East Coast Main Line to York, Newcastle, London or Edinburgh. Leeds Bradford is the nearest international airport (30miles approximately).

Chapel House

This superb and spacious family home has an abundance of character features which can be found throughout. The living accommodation has a lovely flow, with generously-proportioned bedrooms and several reception rooms, providing flexibility.

The heart of the home is the living and dining kitchen, which has ample space for a substantial dining table, perfect for

entertaining guests, as well as a dual aspect to enjoy the superb views.

Some of the main features of note include exposed beams, tiled flooring, period-style doors, unique fireplaces, an Esse Range cooker as well as arched windows and dry-stone walled boundaries.

The property would benefit from modernisation throughout, however, offers a huge amount of potential to create a tailor-made home.

Another huge asset to this property is the substantial gardens to the rear, enjoying fantastic views, along with the added benefit of a grazing paddock extending to one acre. There is a quality timber and steel-framed stable which also has a field shelter and two storage areas, perfect for those wanting a pony paddock or looking for extra space.

Accommodation

The front door leads into the entrance porch, with stained glass double doors leading into the entrance hall. The entrance hall has unique tiled flooring, access to the hallway and home office space as well as stairs to the first floor.

The dining kitchen has quality solid units with an exposed brick wall, an integrated dishwasher and cooker and a Belfast sink. There is also a latch door leading into the utility/laundry room, which provides additional fitted units and leads out to the rear garden.

The formal sitting room has a dual aspect and a raised, open fire with stone surround. There is an additional snug which has an open fire with period surround and the potential to be used as a ground floor bedroom. The ground floor shower room has a raised corner shower.

To the first floor, the main landing provides access to all four bedrooms including the spacious principal, which is built into the eaves and has Velux windows to the rear as well as ample fitted storage. There are three further double bedrooms, including the second bedroom which has a lovely stone feature fireplace and a dual aspect. The third and fourth bedroom have arched, stained-glass windows to the front. The house bathroom has a cast iron bath, vanity basin and w.c.

Externally

To the side of the property, there is a parking area providing private parking for several vehicles. We understand that there was previously a garage in situ. There are raised, dry-stone walled flower beds, access to the rear garden and a path leading to the front door.

To the rear of the property, there is a lower tier paved patio and stone steps providing access to the substantial lawned gardens with mature fruit trees, showcasing the fantastic, unspoiled view. There is also a pedestrian gate providing access to the paddock and an additional, enclosed garden area which was previously a vegetable patch.





Land and Stables

The property benefits from a grazing paddock extending to approximately one acre. There is access from the public highway as well as the rear garden. There is also a timber and steel-framed stable block with one loosebox, a field shelter and two additional stores.

Tenure

The property is freehold and will be offered with vacant possession on completion.

Viewings

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

Local Authority

North Yorkshire Council. Council tax band G.

Services

Mains electricity and water. Oil-fired central heating. Draining to septic tank.

Wayleaves and Covenants

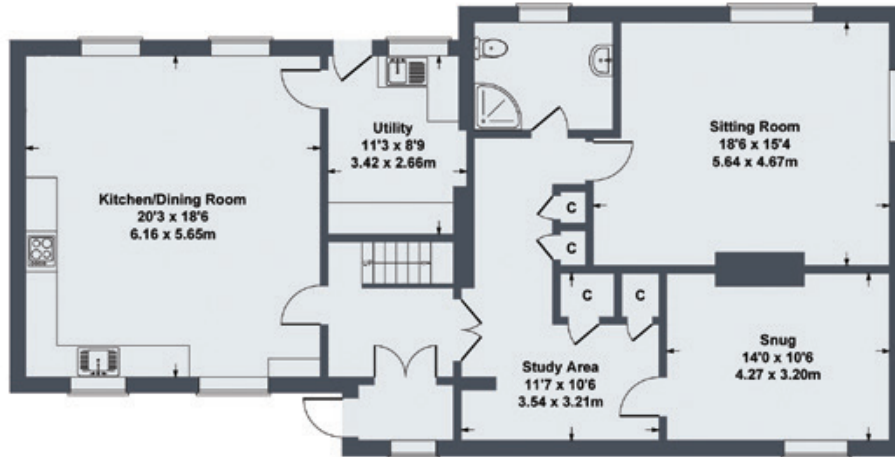
Chapel House is sold subject to and with the benefit of all existing rights, including rights of way, light, drainage, water and electricity and all other rights and obligations, easements and all wayleaves or covenants whether disclosed or not.

Other Information

We understand that there was planning permission granted for an extension in the early 1990s, which has now lapsed, and further information could be available upon request.

Chapel House, Ilton

Approximate Gross Internal Area
2530 sq ft - 235 sq m



GROUND FLOOR

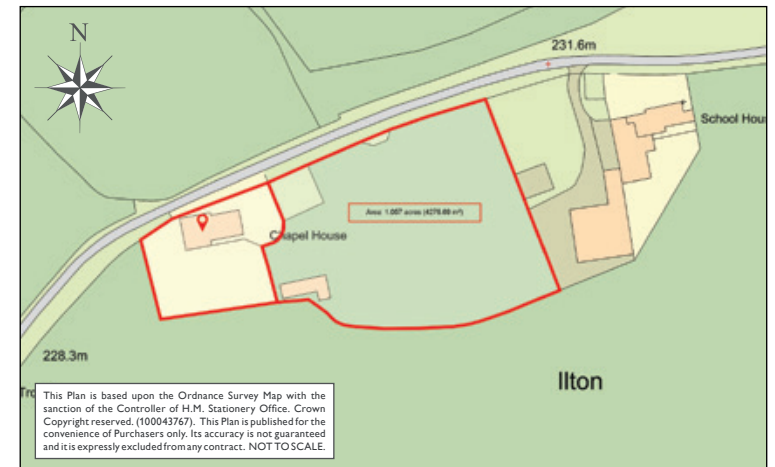


FIRST FLOOR

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. 2024



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Particulars written: May 2024

Photographs taken: May 2024