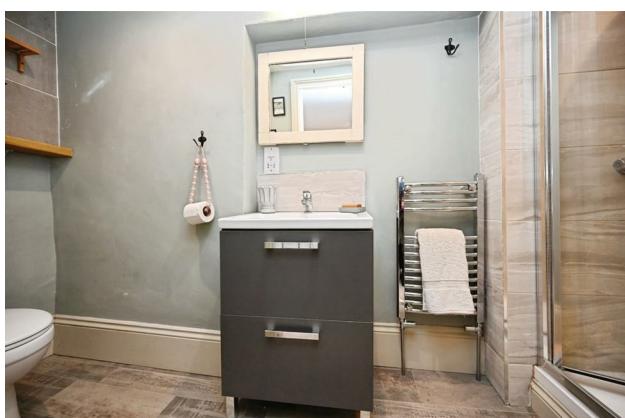


**The Old Coachman's House, 8b Park Street, Ripon, HG4 2AX**  
**Offers Over £350,000**

## Property Images



## Property Images



## Floorplan



Lower Ground Floor  
Floor area 18.7 sq.m. (201 sq.ft.)

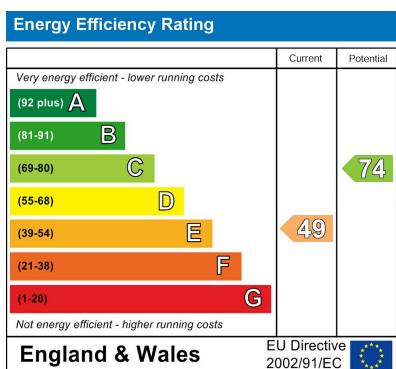
Ground Floor  
Floor area 54.9 sq.m. (591 sq.ft.)

First Floor  
Floor area 55.3 sq.m. (595 sq.ft.)

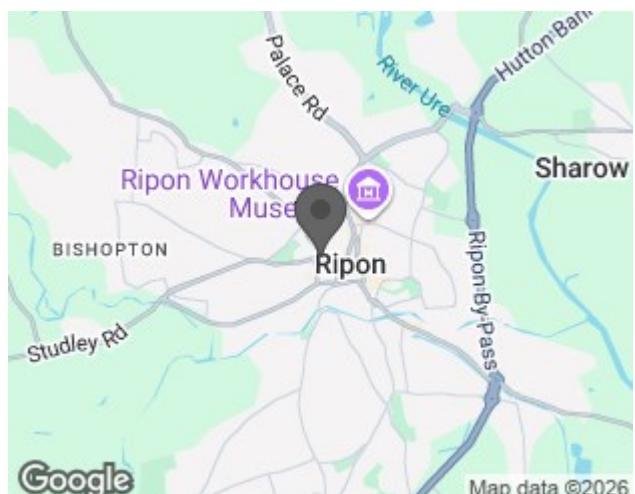
Total floor area: 128.9 sq.m. (1,387 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed; they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC



## Map



## Details

Type: House Beds: 3 Bathrooms: 3 Receptions: 1 Tenure: Freehold

Tucked away in a wonderfully secluded position behind a doctors' practice in the very heart of Ripon, this enchanting three/four bedroom house dates back to the early 1800s and was originally the Coachman's house. Brimming with period charm, the property retains a wealth of character features including exposed beams, sash style windows, feature fireplaces and the delightful, cosy nook within the stairwell where 'the boy' would historically have slept.

The accommodation is both flexible and generous. An inviting entrance hall provides access to the first floor and stairs descending to the converted basement. The spacious lounge/dining room is a real focal point of the home, centred around an impressive fireplace with a log burning stove, creating a warm and welcoming atmosphere. There is also a useful generous cupboard, ideal as a home office or additional storage.

The kitchen is beautifully appointed and thoughtfully designed, featuring a central island, double sink, dishwasher, fridge, under-unit heater and a classic AGA, complemented by an additional electric oven for the warmer summer months. A walk in pantry cupboard, formerly a WC and still with plumbing in place, offers excellent storage and potential for further adaptation if required.

To the first floor are three well proportioned bedrooms, including a principal bedroom with en suite shower room, along with a stylish house bathroom serving the remaining rooms. There is access from the landing via a pull down ladder to the boarded loft space.

The converted basement provides a highly versatile additional living space, complete with its own shower room and a door opening to steps leading directly into the garden. This area is ideal for use as a home office, guest bedroom, gym or snug, offering excellent flexibility to suit modern living.

Externally, the property enjoys a charming enclosed cottage style garden, perfect for relaxing or entertaining, along with the valuable benefit of off street parking for two vehicles and a wooden utility outbuilding. This is a rare opportunity to acquire a truly characterful home, combining historic charm with adaptable living space, all within a peaceful setting just moments from Ripon's amenities.

## Features

- CITY CENTRE COTTAGE • THREE/FOUR BEDROOMS • THREE BATHROOMS • KITCHEN • LOUNGE/DINING ROOM • OFFICE/ GYM SPACE • ENCLOSED COTTAGE GARDEN • UTILITY OUTBUILDING • OFF STREET PARKING