



£550,000 Guide Price

The Barn, Milner Lane, Ripley Road

Barn Conversion | 4 Bedrooms | 2 Bathrooms

01423 276100

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# Step Inside

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## Property Description

**\*\* 360 Virtual Tour\*\***

A beautifully crafted four-bedroom detached barn conversion, showcasing exceptional build quality, timeless character, and a cosy yet spacious layout, all set within landscaped gardens with ample parking.

## Main Particulars

A beautifully crafted four-bedroom detached barn conversion, showcasing exceptional build quality, timeless character, and a cosy yet spacious layout, all set within landscaped gardens with ample parking.

This home combines the charm of its heritage with the comfort of modern living, including ultrafast fibre broadband, ensuring seamless connectivity for home working.

The heart of the property is a high-specification dining kitchen, finished to an exacting standard, with glazed doors framing garden views.

The sitting room is a showpiece, with its vaulted ceiling, exposed beams, and robust stonework, creating a warm and inviting space that flows seamlessly onto a paved courtyard. A ground floor bedroom and shower room, together with level access, ensure excellent accessibility, making this property suitable for all stages of life.

Upstairs, three generously proportioned bedrooms and a modern bathroom continue the theme of quality and comfort, offering well-built spaces designed for everyday living.

The grounds enhance the home's appeal, with a mature front garden, a gravel drive leading to a timber carport for two vehicles, and further enclosed seating and entertaining space to the rear. Every detail reflects thoughtful design and enduring craftsmanship.

Set amid open countryside between Knaresborough and Ripley, and a short walk down Milner Lane to the River Nidd, the property balances rural tranquillity with convenient access to local amenities.

### Tenure & Services

\* Freehold

\* There is joint water treatment plant with two neighbouring properties (not on the property) and the water supply is from the Mount Garrett Estate.

\* Mains electricity and oil fired heating. Sewerage via a joint water treatment plan.

Tenure: Freehold

Parking options: Driveway  
Garden details: Enclosed Garden, Front Garden, Rear Garden  
Accessibility measures: Wide doorways







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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13566874 Registered Office: , 15 Market Place, Knaresborough, HG5 8AL



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