

## Corner Cottage, Grewelthorpe, Ripon, North Yorkshire, HG4 3BS



Guide price £184,950

A fabulous TWO BEDROOM village COTTAGE which has undergone a complete refurbishment offering stylishly appointed accommodation with a wealth of character including exposed beams and a multi fuel burner in the sitting room.

The property occupies a central position in the sought after village of Grewelthorpe with views towards the duck pond.





## DIRECTIONS

From Ripon proceed out on the Kirkby Road and follow the road all the way to Grewelthorpe village. On entering the village proceed straight on past the Duck Pond on your left. You will find the property at the end of the Green on the right hand side, identified by our sign.

## ADDITIONAL SITUATION INFORMATION

There are further amenities in Kirkby Malzeard (approx 5mins) such as; a doctor, a village store, a butcher, a fish and chip shop and a garage. There is a more comprehensive range of services in Masham (approx 6mins).

Local attractions include; Hackfall woods, Fountains Abbey, the historic market town of Masham including the Black Sheep and Theakston's Brewery and the beautiful Yorkshire Countryside.

For those requiring travel further afield, Leeds Bradford Airport can be accessed within an hour by car and there is a direct London to Harrogate Train Service (approx 37mins) or London to Thirsk Train Service (approx 30mins).

## ENTRANCE

Oak door with leaded glazed insert gives access to the property.

## FRONT LOBBY 8'07max x 4'04max (2.62m x 1.32m)

Having timber Double Glazed windows to the Front. Stone feature arch leads into the Sitting Room. Stone flagged floor.

## SITTING ROOM 9'10max x 15'10max (3.00m x 4.83m)

Timber Double Glazed window to the Front. Log burner upon a stone hearth. Stone flagged floor. Character beams. Feature alcoves. Radiator.

## BREAKFAST KITCHEN 16'08max x 9'04max (5.08m x 2.84m)

Timber Double Glazed windows to the Side and UPVC Double Glazed window to the Rear. Range of painted base and wall units with coordinating work surface over. Under cupboard lighting. Built in wine rack. Porcelain one and

half sink and drainer with mixer tap. Tiled splashbacks. Halogen hob. Electric single oven and grill. Integrated fridge. Built in window seat. Character beams. Electric radiator. Understairs storage cupboard. Tiled floor. Staircase leading to the First Floor.

## UTILITY 8'10max x 3'3 (2.69m x 0.99m)

Timber window to the Rear. Stone feature wall. Work surface. Space and plumbing for washing machine. Stone flagged floor.

## REAR LOBBY 7'00 x 3'7 (2.13m x 1.09m)

Timber part glazed stable door leading out to the Rear. UPVC Double Glazed windows. Continuation of tiled flooring from the Kitchen.

## FIRST FLOOR

### LANDING

Tongue and groove panelling. Character beams.

## MASTER BEDROOM 16'2max x 10'11 (4.93m x 3.33m)

Timber Double Glazed windows with views over the village green and towards the duck pond. Vaulted ceilings. Character beams. Feature alcove. Radiator. Timber staircase leads to L shaped MEZZANINE LEVEL. Velux roof window. Character beams.

## BEDROOM TWO 8'9 x 6'9 (2.67m x 2.06m)

Timber Double Glazed window to the Side and a window to the Rear. Character beams. Radiator.

## SHOWER ROOM 10'11max 5'7max (3.33m 1.70m)

Timber opaque glazed window to the Rear. Contemporary suite comprising: Fully tiled walk in shower cubicle with a Timber opaque glazed window, chrome ladder style towel rail and feature glass brick wall. A further WC, bidet and a marble hand wash basin with mixer tap, set upon a marble and timber stand. Fully tiled. Tiled floor. Chrome ladder style towel rail. Extractor.

## BOILER ROOM 3'7 x 2'11max (1.09m x 0.89m)

Latched cottage door with feature stone surround gives access. Heatrae Sadia Electormax boiler and water heater. Velux roof window.

## OUTSIDE

### TO THE FRONT

Timber pedestrian gateway leads into a patio seating area with stone boundary walls. Raised bed and trees. Views across Grewelthorpe's Green towards the Duck Pond.

### TO THE REAR

Stone paved yard with access gateway. Outside light. Outside tap.

(This also has shared access over for two neighbouring cottages.)

### TO THE SIDE

Raised bed with mature shrubs and plants.

## COUNCIL TAX

Council Tax Band C

## SERVICES

Mains Water  
Electricity  
Drainage

## VIEWINGS

All viewings are strictly by appointment through Joplings Estate Agents, please contact the Ripon office at 10 North Street, Ripon, North Yorkshire. HG4 1HD. Telephone: 01765 694800.

## OPENING HOURS

Ripon: Monday -Friday 9.00 a.m - 5.30 p.m  
Saturday 9.00 a.m - 4.00 p.m  
Sunday Closed

## JOPINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents, Architectural Designers, Building Surveyors and Valuers with offices in both Ripon & Thirsk.

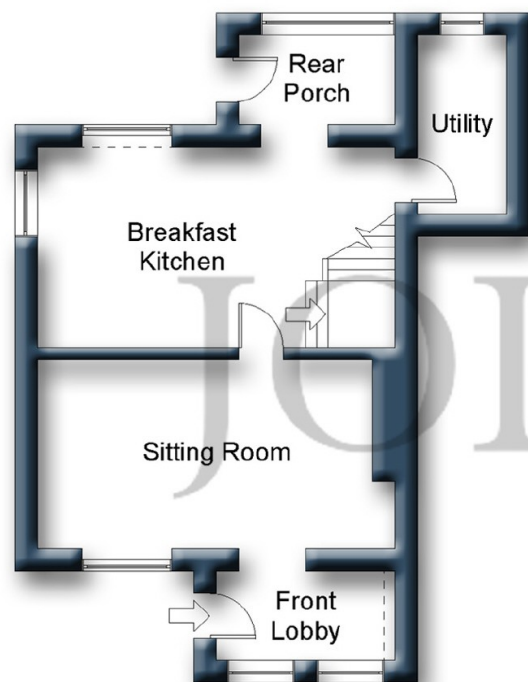




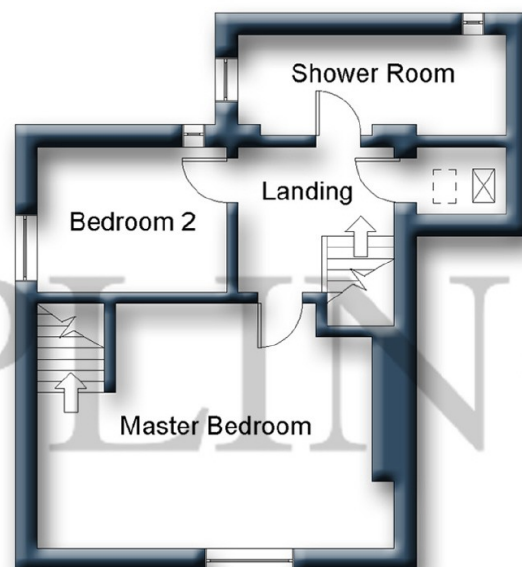


Energy Efficiency Rating		Current	Potential
<small>Not energy efficient - Higher running costs</small> A B C D E F G <small>Not energy efficient - Higher running costs</small>			48
England & Wales		EU Directive 2002/91/EC	

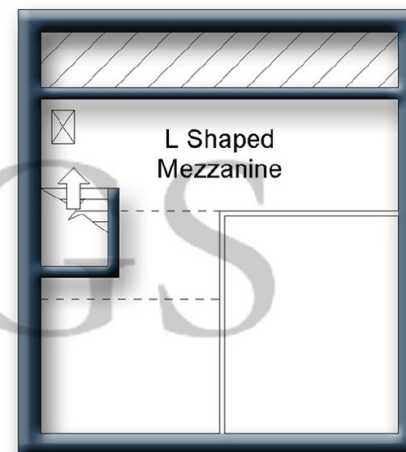
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<small>Not environmentally friendly - Higher CO<sub>2</sub> emissions</small> A B C D E F G <small>Not environmentally friendly - Higher CO<sub>2</sub> emissions</small>			45
England & Wales		EU Directive 2002/91/EC	13



Ground Floor



First Floor



Mezzanine Level

Not to Scale. Copyright © Apex Plans.

#### IMPORTANT NOTICE

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statements or fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.

Any areas, measurements or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Joplings has the authority to make or give any representation or warranty whatsoever in relation to this property or these particulars not enter into any contract relating to the property on behalf of the vendor. We have not inspected the deeds to the property and therefore any reference or inference to boundaries, rights of way etc. are subject to confirmation.

A DIVISION OF THIRSK FARMERS AUCTION MART CO. LTD  
Company Registered in England No. 91818

10 North Street, Ripon, North Yorkshire, HG4 1JY T: 01765 694800 F: 01765 694801  
sales@joplings-ripon.co.uk [www.joplings.com](http://www.joplings.com)