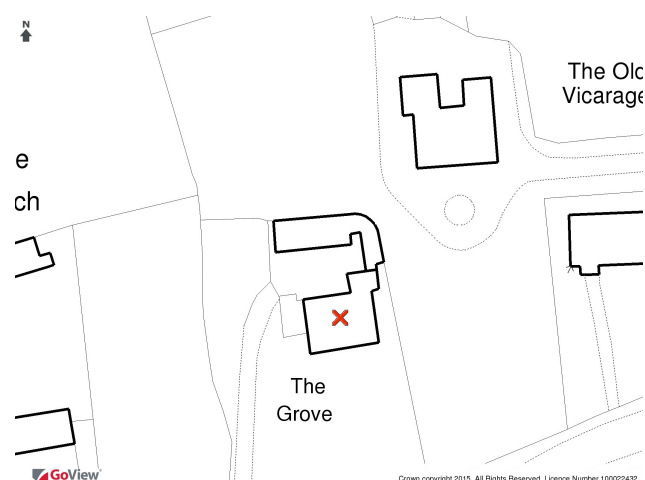
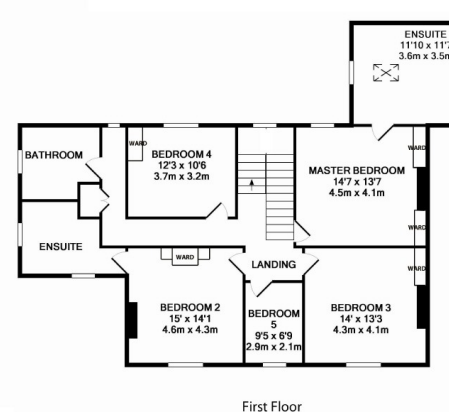
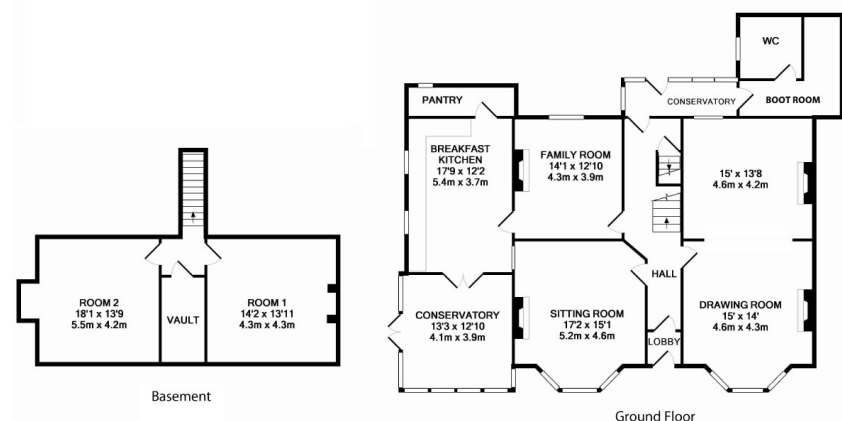
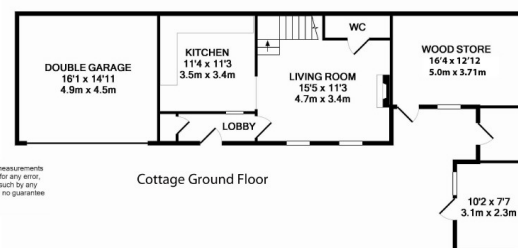


Gross Internal Area (approx.)
 Total = 476 sq m (5125sq ft)
 Main House = 350 sq m (3760 sq ft)
 Garage = 22 sq m (240 sq ft)
 Wood Store = 18 sq m (198 sq ft)
 Cottage = 76 sq m (823 sq ft)
 External Rooms = 10 sq m (104 sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing arrangements

Strictly by appointment through Myrings
Telephone 01423 566400
Email enquiries@myringsestateagents.com

Directions

From the A1(M) junction 50 proceed towards Thirsk on the A61. Pass through Baldersby, proceed over the river at Skipon on Swale and the entrance to The Grove is on the left hand side shortly before exiting the village.

Myrings Estate Agents, 10 Princes Square, Harrogate, HG1 1LX **Sales** 01423 566 400 **Lettings** 01423 569 007 myringsestateagents.com

Myrings Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only and distances are approximate. Myrings Estate Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Myrings Estate Agents has any authority to make or give any representation of warranty in relation to this property.

#HomesNotHouses



The Grove, Skipton Bridge, Thirsk

£795,000

MYRINGS

#HomesNotHouses

'The Grove' is a handsome 5 bedroom detached Georgian house dating back to the early parts of the 19th century sitting within private mature gardens, with the further benefits of a separate 1 bedroom cottage with a successful rental history, a range of outhouses offering huge potential to renovate and a double garage.

With oil fired central heating, high cornice ceilings, roses, dado rails and sash windows the house comprises in brief. Entrance vestibule, main reception hall, bay fronted sitting room with a feature marble fireplace and open grate, impressive drawing room with white marble fireplaces leading through via a feature archway to the dining room, family room with marble fireplace, pantry, breakfast kitchen with 'aga' and double doors leading to the front conservatory with doors to the gardens. Rear entrance/ conservatory, boot room and Wc. First floor landing, master bedroom one with en-suite bathroom and a separate shower. Guest bedroom two with en-suite, three further bedrooms and house bathroom with a claw foot bath. Lower ground floor cellar with laundry. Cottage
A superb refurbished property ideal for a dependant relative or holiday cottage. With central heating it comprises entrance hall and wc. Lounge with

recessed book cases, rustic brick fireplace and recessed stove. Wooden floors. Breakfast kitchen with recessed appliances and quarry tiled floors. First floor landing, bedroom with fitted wardrobes and bathroom. Storage into roof space. Outbuildings offering further potential to develop. Basement with large vault space. Private front lawned gardens ideal for the family and stocked flower beds. Flagged patios. Side gravelled drive leading to a rear courtyard. Double garage.

Skipton Bridge is located in the heart of North Yorkshire between the Cathedral City of Ripon and the bustling market town of Thirsk with the latter having connections on the East Coast mainline. The recently upgraded A1(M) motorway is some 3 miles to the south east, all of which offers excellent accessibility to the likes of Harrogate, York and Leeds as well as further afield. There are a number of very good schools for all ages nearby, with primary schools in the surrounding villages and Thirsk, as well as secondary schools in Thirsk, Northallerton and Ripon (all with Ofsted rating 2). The nearest private schools are Queen Marys at Baldersby (2.5 miles away) and Cundall Manor 7.5 miles distant. Further afield there are also Ampleforth College, Barnard Castle, Aysgarth and Queen Ethelburga's College.



Bus
Thirsk 4.8 miles by car



Main Roads
A1M 3.0 miles



Train
Thirsk Station 3.1 miles



Airport
Leeds Bradford 32.7 miles

Fixtures & fittings
All quality carpets, curtains, blinds and light fittings can be negotiated separately.

Services
Mains waters, electricity and drainage are installed. Oil fired central heating.

Rating Authority
Harrogate Borough Council Tax Band G

Tenure
Freehold