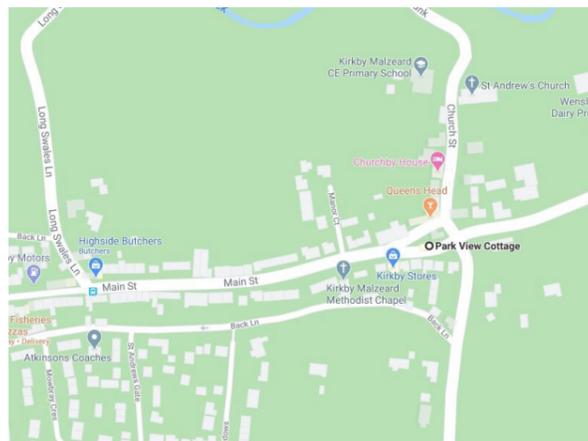


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

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

Directions

From Ripon Blossomgate head out north west toward Grewelthorpe/ Kirkby Malzeard on Kirkby Road. Continue for approximately 4.5 miles then turning left signposted to Kirkby Malzeard. Follow the road for 1.3 miles leading into the village. On entering the Kirkby Malzeard Park View Cottage can be found directly in front of you.



Park View Cottage, Main Street, Kirkby Malzeard

Guide price £300,000

MYRINGS

Harrogate's Leading Family Estate Agent



Park View Cottage, Main Street, Kirkby Malzeard, North Yorkshire, HG4 3RY

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Opportunity to purchase a ready made holiday cottage with excellent proven income and future bookings.
<https://www.parkviewcottage.uk.com/the-cottage/>

This luxury stone-built cottage has been totally modernised and renovated to an exceptionally high standard and styled by renowned interior design business Yorkshire Design Associates (YDA), who have raised the goalposts in terms of holiday cottage chic to create this outstanding dream location.

This high-quality property will impress at every turn with its stylish interiors that include Italian bronze inlaid plasterwork and an immaculate finish throughout that provides pure luxury. As you step into the cottage your eyes will immediately be drawn to the designer interior. You're sure to enjoy curling up on an evening beside the wood-burning stove in the lounge, then step into the bespoke hand-crafted kitchen which incorporates a wide range of high quality modern integrated appliances, together with Silestone worktops, copper hardware, Bosch and Smeg appliances and wine fridge. From the kitchen you can access the enchanted garden through the stable door, here you will find a sunken hot tub, outside kitchen with hot and cold running water, fairy lights, mirrors and

sensory walkway. The first floor presents a beautifully styled house bathroom and two bedrooms, the larger double having vaulted ceiling and built in wardrobe. The second bedroom extends up a bespoke staircase to the cosy mezzanine level which provides valuable and flexible additional space.

This idyllic location is on the doorstep to the magnificent Yorkshire Dales which includes the National Trust Parks at Brimham Rocks and Fountains Abbey, as well as Studley Roger and the Newby Hall Estate. Kirkby Malzeard is a self contained Village with a fantastic community feel having a Church and Methodist Chapel, C of E Primary School, Post Office, village store and Public House. Known as a City for its impressive Cathedral, Ripon is within a 10 minute drive where there are excellent amenities including a range of public houses, restaurants, the Curzon Cinema and leisure facilities including Ripon Golf Course and Tennis Centre. There is excellent schooling for all ages close by, namely the highly reputable Ripon Grammar School. The fashionable Spa town of Harrogate is 14 miles to the South from where there is a direct train service to the main hubs at York and Leeds, and the A1M is less than 10 miles away which links into the national motorway network. Leeds Bradford International Airport is approximately 25 miles.



Bus
4 minutes walk



Main Roads
A1M 9.9 miles



Train
Harrogate 14.6 miles



Airport
Leeds Bradford 25.5 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Services

Main electricity, water and drainage are connected to the property. Heating is modern electric.

Rating Authority

Harrogate Borough Council Tax Band TBC

Tenure

Freehold