



BURNSIDE HOUSE

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Healey, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND

BURNSIDE HOUSE

Ripon, North Yorkshire, HG4 4LH

An attractive, detached property, built from reclaimed stone from local Azerley Mill, creating a characterful aesthetic combined with a contemporary build. The property enjoys stunning, far reaching countryside views to the front and rear.

ACCOMMODATION

This superb home provides spacious living accommodation throughout, with attractive views from every window, over rolling fields, towards Swinton and the local Church.

There is a large sitting room with a multi-fuel stove, country style kitchen with dining and living space and a ground floor WC. To the first floor there are three spacious double bedrooms, including a principal with en-suite shower room and house bathroom.

Externally, there are immaculate gardens to the front and rear, perfect for alfresco entertaining.



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Situation and Amenities

Healey is a small hamlet set within the rural Yorkshire Dales, yet close to the historic Georgian market town of Masham, approximately 3 miles away. There is a church within the village and an abundance of walks on the doorstep.

Masham has a number of popular local attractions including Theakstons and Black Sheep Breweries as well as Swinton Park, hotel, restaurant and spa. In addition, there is a good range of independent and national retailers, cafes and restaurants, post office, primary school and a doctors surgery. Masham has a regular bus service around the locality. Secondary educational opportunities are available at nearby Ripon, Leyburn and Bedale, as well as a variety of additional amenities, sports clubs and shops.

13 miles from Leyburn, 9.5 miles from Bedale, Ripon 12.5 miles, Northallerton 17.5 miles, Harrogate 25 miles and York 42 miles. The A1 (M) at Leeming Bar 11 miles. East Coast Mainline train services can be found at Northallerton and Thirsk and national and international flights from Leeds Bradford Airport 37 miles. Please note all distances are approximate.





Accommodation Comprises:

Ground Floor

A stone built storm porch, leads up to the front door, into a good sized entrance hallway, with doors leading to the living accommodation, spindle staircase to the first floor and a door to the rear garden. The dining kitchen has good quality wall and base units with cream frontage and granite work surfaces, integrated appliances include a dishwasher, double oven with ceramic hob and extractor fan above, an inset 1 1/2 ceramic sink, fridge freezer and space for a washing machine. There is ample space for a dining table and seating area with a dual aspect and lovely views to the front.

The sitting room has a dual aspect with views over the gardens and countryside beyond, a multi-fuel stove with a stone hearth, oak beam lintel, exposed, reclaimed oak beam and sliding door leading out to the rear patio. There is also a ground floor WC, with a white vanity wash hand basin and WC.



First Floor

The first floor landing has a pine spindle banister with doors leading to the three bedrooms and house bathroom, as well as a window overlooking the rear garden and fields beyond. There is also a drop down loft ladder.

The principal bedroom is a good sized double, with stunning countryside views to the front, a good range of fitted wardrobes and storage, as well as an en-suite shower room with a step-in shower, WC and wall mounted basin. The second bedroom is a double with lovely views to the front and the third double bedroom, has a window overlooking the rear garden and fields beyond.

The spacious house bathroom has a step-in shower, panelled bath, wall mounted basin, WC, heated towel rail, a good sized airing cupboard and a window to the rear.

Externally

The property is approached by a gravelled driveway and stone paved pathway leading up to the front door, with a stone paved seating area and a pathway leading round to the rear gardens. The front garden is mainly laid to lawn with hedged and dry stone walled boundaries, raised flower beds housing a variety of mature shrubs and plants and a seating area to enjoy the stunning far reaching view towards Swinton and open countryside.

The rear garden is set over three levels with a substantial stone paved patio seating area, stone steps leading up to the middle tier which has a gravelled seating area, raised well stocked flower beds and borders and access to the oil tank. The third tier is mainly laid to lawn with further flower beds, mature hedges and plants and a lovely view over open fields and towards the Church. There is also a useful discreet log store to the side of the property and ample space for bin storage, as well as a timber potting store within the garden.

Parking and Garage

There is ample parking for three vehicles on the gravelled drive and a detached stone built garage with an up and over door, window and pedestrian door to the side. Light and power connected.

Tenure

The property is believed to be freehold with vacant possession on completion.

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

The property is banded E.

Services and Other Information

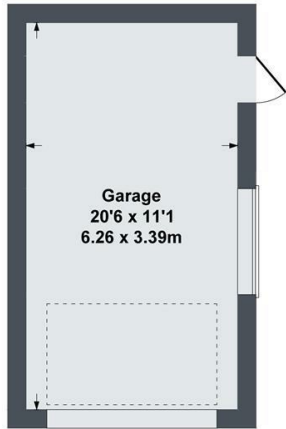
The property is served by oil fired central heating, mains electric and water connected. Private drainage to a Klargester.

Particulars & Photographs

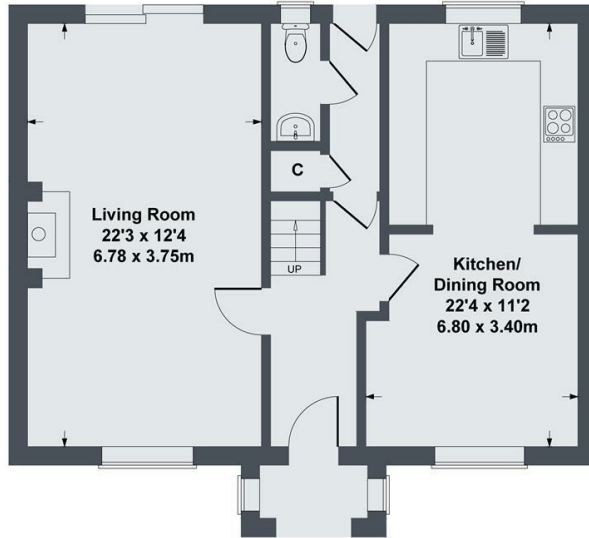
The particulars were written and the photographs taken in April 2023.

Burnside House Healey, Ripon

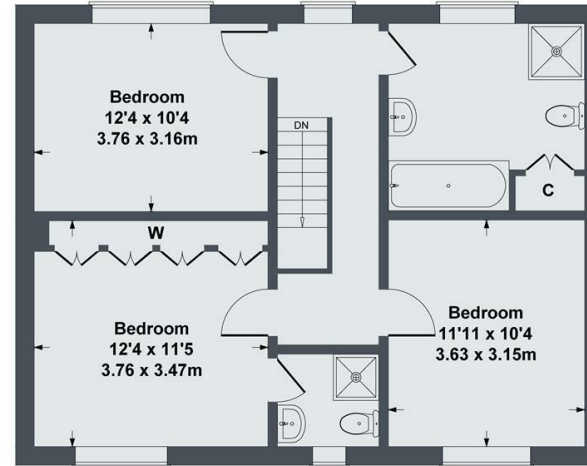
Approximate Gross Internal Area
1539 sq ft - 143 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	



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