



IVY COTTAGE THORNTON STEWARD
Ripon



GSC GRAYS

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IVY COTTAGE THORNTON STEWARD

Ripon, North Yorkshire, HG4 4BB

A modern, detached stone built cottage, situated in the heart of a highly regarded village.

ACCOMMODATION

Ivy Cottage is an attractive, spacious property, built within the last ten years, in a traditional style, yet individual in design and in keeping with the surrounding area.

This charming cottage has a dining kitchen, good sized sitting room as well as a utility and ground floor shower room. To the first floor, there are two double bedrooms, house bathroom and dressing room/ study leading from the principal bedroom.

Throughout the property there are quality oak doors, neutrally decorated and well maintained accommodation.

There is also private parking, a car port and low maintenance patio garden, making this an ideal home for professionals, holiday home, downsizers or a lock up and leave.



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Situation and Amenities

Thornton Steward is a small rural village between Bedale and Leyburn, in Lower Wensleydale. Home to one of the few surviving Norman churches, dating back to the 11th century, St Oswalds is believed to be the oldest Church in Wensleydale and on the edge of the village is Thornton Steward Reservoir offering both sailing & fishing and several walks and footpaths on the doorstep.

There are local Primary schools at Thornton Watlass & Spennithorne, Comprehensive schools at Bedale, Leyburn & Ripon & Private schools at nearby Newton-Le-Willows (Aysgarth Prep School) and Barnard Castle.

The popular market towns of Bedale, Leyburn and Masham are close by and offer weekly markets, a wide range of local & speciality shops, Doctors & Dental surgeries & Leisure facilities.

Main line east coast railway line at Northallerton & the A1(M) for North & South at Leeming. Bedale 7 miles, Leyburn 6 miles, Masham 6 miles, Northallerton 15 miles, Ripon 15 miles, Leeming 9 miles. Please note all distances are approximate.





Accommodation:

Ground Floor

The entrance porch leads into the utility/ boot room with a storage cupboard, matching units to the kitchen, a sink and stone flooring.

There is a ground floor shower room/ WC and the dining kitchen has cream country style units with integrated appliances including a ceramic hob, double oven, microwave, dishwasher and fridge/ freezer. There is ample space for a dining table, a dual aspect and a staircase to the first floor.

The sitting room has a multi-fuel stove, window to the front and patio doors leading to the private parking and car port.



First Floor

The landing has an airing cupboard and doors leading to the two bedrooms and house bathroom. The principal bedroom has fitted wardrobes with oak doors and leads into the dressing room/ study. This multifunctional room has some restricted head height in areas, with a window to the side.

The second bedroom, also a double benefits from a fitted wardrobe with oak doors.

The house bathroom has a white suite, including; bath with shower above, basin, WC and traditional heated towel rail.

Externally

The property is approached by a private drive to the side providing parking for two vehicles, across the village green and also benefits from an oak framed car port and electric car charging point.

There is a pathway across to the green which provides access to the main entrance and into the stone paved, raised patio garden. The garden has ample space for a seating area and raised flower beds and gravelled areas. There is a pathway to the rear providing access to the parking and provides discreet storage. There is also a timber shed.

Tenure

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

Services and Other Information

The property is heated by an air source heat pump and benefits from solar panels with battery storage. There is underfloor heating to the ground floor. Mains electric, water and drainage connected.

Local Authority and Council Tax Band

North Yorkshire Council. Tel 01748 829100.

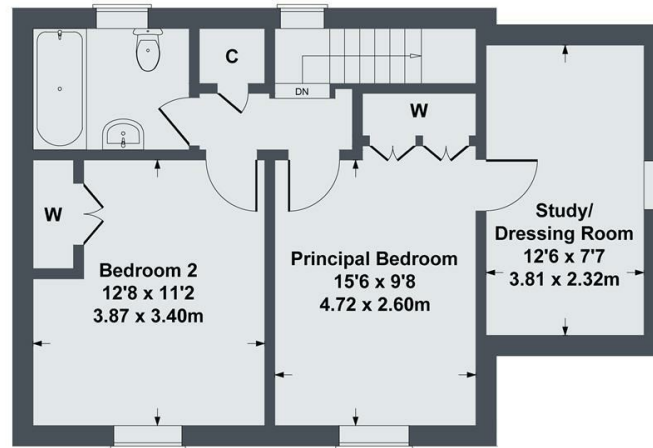
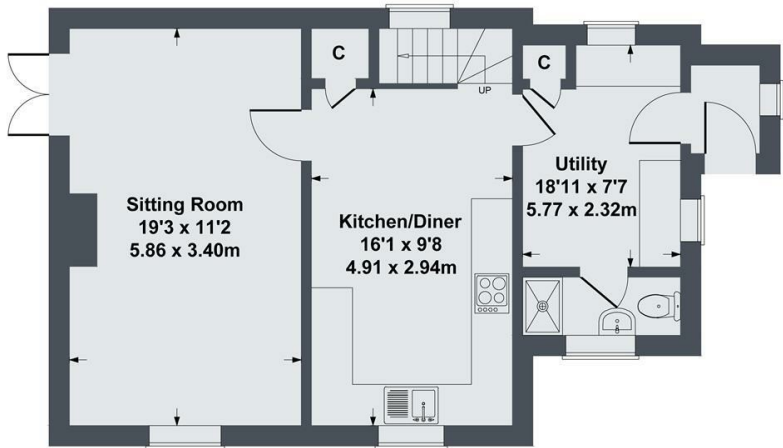
The property is banded D.

Particulars and Photographs

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

Ivy Cottage, Thornton Steward, Ripon, HG4 4BB

Approximate Gross Internal Area
1055 sq ft - 98 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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