



# FAIRFIELD BARN BACK LANE

Kirkby Malzeard, Ripon, HG4 3SR



**GSC GRAYS**  
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Fairfield Barn is a fantastic family home offering 5 bedroom accommodation of over 2,800sqft full of original character. Positioned in the sought after village of Kirby Malzeard, the property has been in the same ownership for over 20 years and has been a much loved home and would benefit from cosmetic updating in part.

Offering over 2,800 sq.ft of accommodation, this property is truly unique.

The stone-built property offers diverse accommodation. Suitable for a variety of purchasers from families to multi-generational buyers. Major features are the living room with full height pitched ceiling and mezzanine over the dining area. Breakfast kitchen with glazed lighting over kitchen with glazed lighting over

Huge tv/family room which could be converted to create an annex space. 2 ground floor bedrooms and a bathroom which could be converted into an annex subject to planning.



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### Fairfield Barn

A timber stable style door leads to the entrance hall which has steps up and through a further door into the main body of the house. However, to the right of the inner hall is bedroom 4 but this could equally be used as a living room, shower room and further bedroom. A doorway leads through to the main reception space. This is absolutely stunning; the original stone staircase leads off the right to the first floor and the mezzanine under which is situated the dining space. As the room is L-shaped, it leads round to the ceiling and exposed beams. There is a full height atrium ceiling providing the most spectacular space. The original barn door is now converted to glazing and doors below and this lets the light absolutely flood in. There is an enormous feature fireplace to the far end with stone surround and inset large woodburning stove. A feature has been made of the original stonework and one wall is fully exposed. The floor is original timber boarding and a huge doorway leads through to the expansive breakfast/kitchen. This again is a light and bright room with glazing to the ceiling and exposed beams. There is a practical stone flagged flooring and 6-oven Aga. The vendors appreciate that the kitchen would benefit from being replaced and this has been taken into consideration reflected in the price. There is a timber and glazed rear entrance stable door leading to the garden and a further door which leads through to the tv/family room with Velux roof lights over, doors and windows leading to the garden.

To the first floor: the original stone staircase leads up to the mezzanine area which is currently used as an office space, this looks over the fantastic aforementioned sitting room reception space. The balcony leads to the landing where bedroom 2 is situated, bedroom 3 has the benefit of a cast iron spiral staircase which leads to an additional attic room. This could be used as a teenagers den or hobby room. There is a bathroom off the landing the master bedroom and ensuite are at the far end of the home.

### Outside

The property is approached off Back Lane in Kirkby Malzeard through a timber 5-bar gate and pedestrian access gate. There is a gravelled off-street parking for numerous vehicles and an integral garage situated under the master bedroom suite. Wrought iron railings and a gate lead through to the garden. The garden is mainly laid to lawn with paved patio area, timber garden shed. This is an extremely private and secure space. The property is positioned on the edge of the village and has such, has the benefit of the open countryside to the North.

### Situation and Amenities

The property is positioned centrally in the popular village of Kirkby Malzeard, which is approximately 6 miles from the market town of Ripon. The village has an enormous array of facilities including village shop, public house, fish and chip takeaway, butchers, doctors' surgery, primary school, church and sports field. The village has a strong community feel and there are many activities that take place in the village for all ages. The property also has the advantage of being in the catchment area for the highly sought after Ripon Grammar school. Further state secondaries can be found in Ripon and Pateley Bridge. The village is in the edge of the Nidderdale AONB and is surrounded by beautiful rolling countryside.

Ripon has a more extensive array of amenities including varied sports facilities including swimming pool, numerous gyms and a tennis centre. The shopping ranges from independent boutiques to national stores and there are a number of independent eateries offering everything from Pizzas, Chinese and the traditional British fair.

### The Appeal of Our Home - The Owners Insight

For the last 22 years, we have enjoyed living in Fairfield Barn. It has provided a versatile and spacious home for our family. From the moment we moved in, it felt like home - warm, welcoming and full of character. The open spaces have been perfect for everyday living, throwing childrens' parties, entertaining and the main room is perfect for a large family Christmas gathering with an enormous tree. With pre and primary schools in the village, our children enjoyed walking to school and being a part of a safe, inclusive and activity community.

### Services and other information

The property is connected to all mains services.

### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

### Local Authority and Council Tax Band

North Yorkshire County Council, Band G.

### What3Words

///scrambles.paramedic.guru

### EPC

to be completed.

### Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.





GROUND FLOOR  
APPROX. FLOOR  
AREA 2008 SQ.FT.  
(185 SQ.M.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 1115 SQ.FT.  
(103 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA 261 SQ.FT.  
(243 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING LOFT ROOM 2822 SQ.FT. (262.2 SQ.M.)

Unless otherwise stated, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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 is to be given regarding their efficiency or energy class.



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		52	65
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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