



MISTLETOE COTTAGE
Grewelthorpe, Ripon

MISTLETOE COTTAGE

Ripon, HG4 3BT

A fabulous two/three bedroomed, two bathroom stone-built barn conversion which has been cleverly converted to create light and airy accommodation. The property has additional scope as it has a large barn which could be converted, subject to planning permission.

ACCOMMODATION

Splendid two bedroom stone-built barn conversion
Positioned centrally in the popular village of Grewelthorpe
Off-street parking / carport for 2/3 vehicles.
Traditional stone-built barn with potential for conversion subject to planning
Stable and outbuilding for storage
Perfect for downsizers and couples



15-17 High Street, Boroughbridge, York, YO51 9AW
01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Mistletoe Cottage

Mistletoe Cottage was converted a number of years ago from a traditional stone barn and offers fabulous two/three bedroom, two bathroom accommodation. The property has been beautifully presented and would suit a variety of purchasers from downsizers to those wanting a holiday home. With double glazing and central heating, the accommodation briefly comprises:

Double glazed entrance door, leading to entrance hall with tiled flooring and staircase off, understairs storage cupboard, cloakroom/wc, utility room housing boiler and wall mounted cupboards. Delightful open-plan living/dining/kitchen room with feature exposed stone wall, large timber and glazed windows positioned where the original barn doors would have been located, modern kitchen with wall and floor mounted units with a range of integrated appliances, including cooker, hob and fridge. Windows to two sides. Off the entrance hall is a double bedroom with ensuite shower room and built in wardrobe.

To the First Floor, the staircase leads up to a pretty landing area with windows overlooking the front patio. This would be useful as a study area/office. The main bedroom area is to the left and has a range of built-in storage cupboards and ensuite shower room. A second bedroom is a fantastic size and is located in the mezzanine over the living area to the ground floor. This has under-eaves storage.





Outside

The property is approached via a tarmac driveway which leads to a gravelled off-street parking area and driveway. This leads under a carport which was part of the original barn. To the front of the property is an attractive paved patio with stone -built dwarf walls with attractive stone cappings over. There is a stable, now used for storage, and further storage area ,outside tap and large barn, perfect for storage or a workshop and a variety of other uses.

Situation and Amenities

The property is located centrally in the village of Grewelthorpe and tucked off the main street in a private location. The village has a wide range of amenities including a fantastic village school and the recently re-opened Gastro Pub, The Crown. The village is easily accessible to fabulous walks close by and is also within the catchment for Ripon Grammar School. There is a fabulous community spirit and the village has a traditional village pond, play area and green.

The Appeal of our Home - The Owners Insight

The privacy and quietness of the location, beautiful, peaceful village with activities if you require them. My house is easily managed, benefitting from two ensuite bathrooms and a useful mezzanine level. Very cool in Summer, warm and cosy in the Winter.



Mistletoe Cottage



Services and Other Information

The property has mains electricity, water and sewerage and has oil fired central heating.

Local Authority and Council Tax Band

North Yorkshire County Council, Band D.

EPC

Rating D

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.

Rights of Way, Wayleaves and Easements

The property has a pedestrian right of access for a neighbouring home to the logstore and rear gate and Holly cottage has vehicular access.

What3Words

///shelving.trips.toned

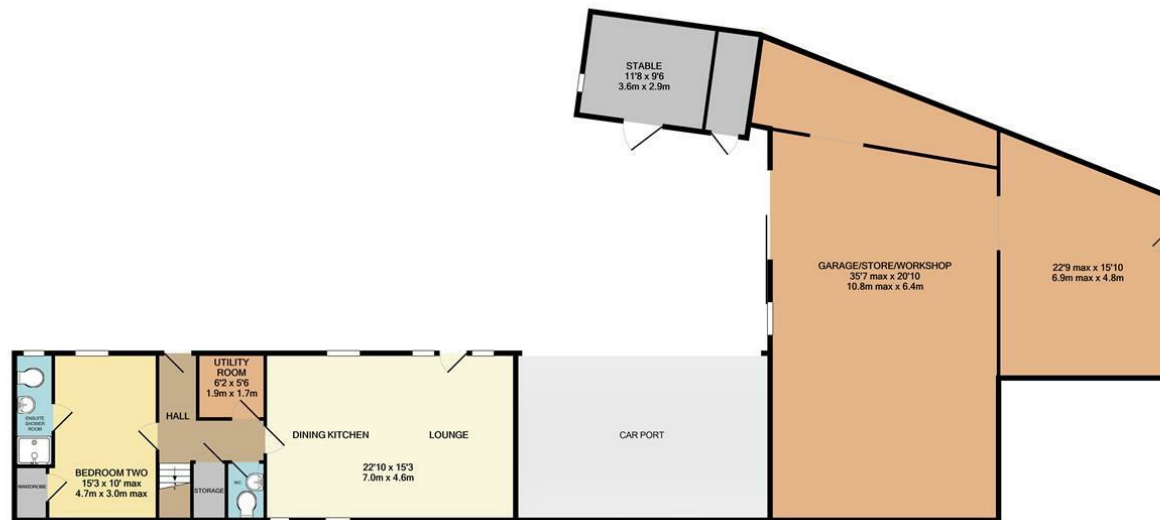
Viewings

Strictly by appointment with GSC Grays 01423 590500

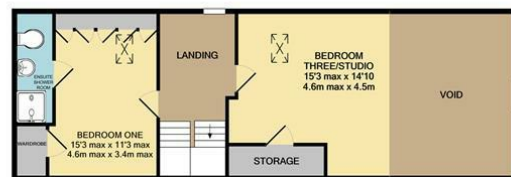
Disclaimer

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1. These particulars are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.9 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 698 SQ.FT.
(64.9 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING CAR PORT & OUTBUILDINGS 1396 SQ.FT. (129.7 SQ.M.)

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.



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		
	68	73
England & Wales		EU Directive 2002/91/EC

