RESERVOIR COTTAGE CHAPEL LANE

Marton Le Moor, Ripon

GSC GRAYS

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RESERVOIR COTTAGE CHAPEL LANE

Ripon, HG4 5AS

Reservoir Cottage delightful 3 bedroom detached village home with recently constructed annexe, amazing landscaped garden, garage and beautifully presented throughout positioned in the popular village of Marton le Moor.

ACCOMMODATION

Pretty detached cottage with annexe
Positioned centrally in the village of Marton le Moor
Three bedrooms
Multi purpose annexe with ensuite facilities
Large garage
Immaculate landscaped gardens
Parking for numerous vehicles
Ready to move into and suitable for a variety of purchasers.

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15-17 High Street, Boroughbridge, York, YO51 9AW
01423 590500
boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK

Accommodation

Reservoir Cottage is a delightful home that has been updated, extended and enhanced by the current owners to an extremely high standard. The property benefits from a superb annexe which was converted from outbuildings to create additional multifunctional accommodation which could be used as guest/teenage accommodation or office space. The main house offers pretty accommodation that comprises:

To the Ground Floor: Entrance Hall, Lounge/Dining room, Modern fitted breakfast kitchen, utility room.

To the First Floor: Three double bedrooms and the recently refitted house bathroom.

Annexe with bifold doors from the bedroom/office space, shower room and store.

Outside

The property is approached through gates positioned in the cobbled front wall. There is a flagged driveway offering off street parking for a number of vehicles and this leads to the recently constructed garage.

The gardens are absolutely stunning and have been landscaped to provide a gorgeous area for outside entertaining and alfresco dining.

Situation and Amenities

Reservoir Cottage is positioned on the edge of this picturesque North Yorkshire village, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

The Appeal of our Home - The Owners Insight

We love the quiet neighbourhood and the lovely village location. The village is very accessible to major motorway networks and you can be on the A1 in less than 10 minutes. The garden is so private and we can sit outside and see no one in complete peace and quiet.

Services and Other Information

Mains Electricity, Water and Drainage and Oil Fired Central heating.

Local Authority and Council Tax

North Yorkshire County Council
Council Tax Band D

EPC
Rating E

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
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.

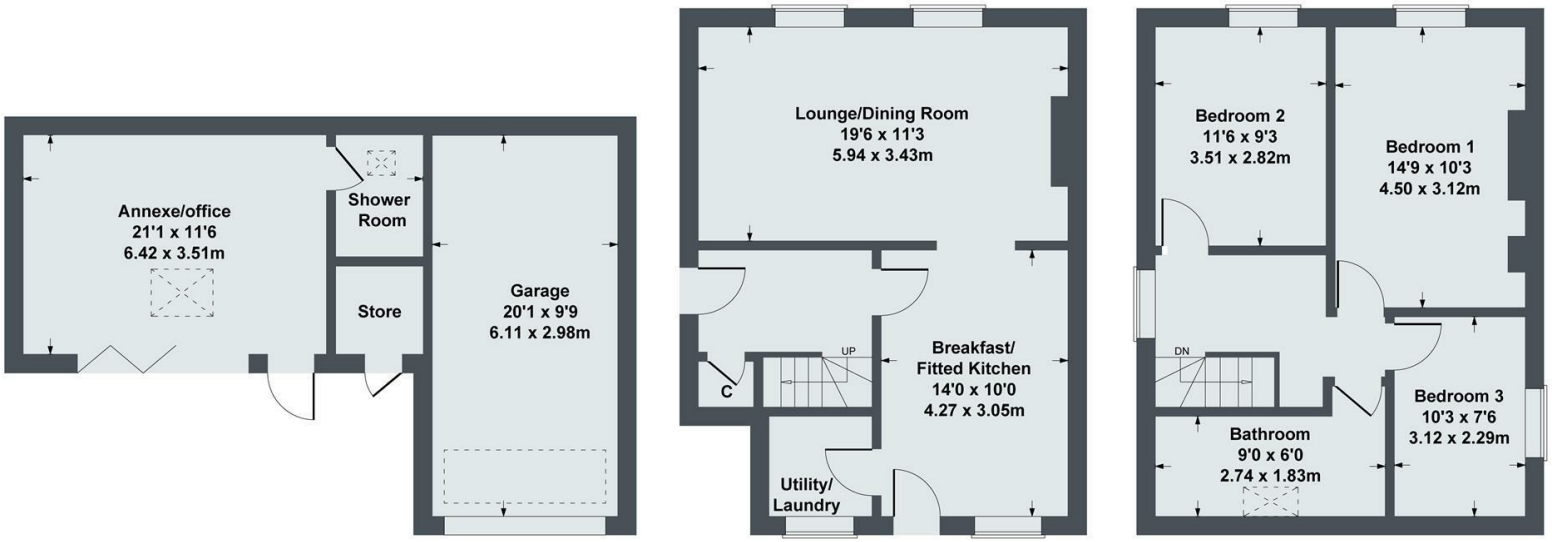
What3Words
///galloping.broom.wings

Viewings
Strictly by appointment with GSC Grays 01423 590500

Disclaimer
GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
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.

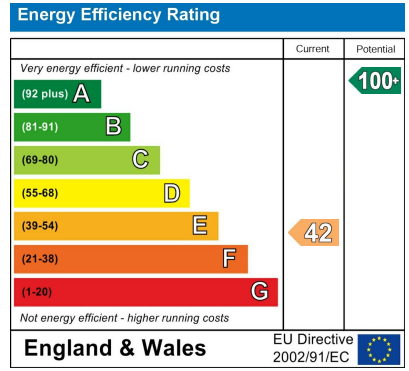
Reservoir Cottage, Chapel Lane, Marton Le Moor HG4 5AS

Approximate Gross Internal Area
1432 sq ft - 133 sq m



OUTBUILDING **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.

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