



8 FAIRLAWNS DISHFORTH ROAD
Sharow, Ripon



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Sharow, Ripon, HG4 5BU

A beautiful 2 bedroom period cottage set within this exclusive development on the edge of Sharow village forming part of a converted large country manor house set within its own grounds.

ACCOMMODATION

Set within private grounds
Beautiful landscaped private garden overlooking the grounds
Replaced Kitchen and bathrooms
Two bedrooms master with ensuite
Garage and parking
Convenient access to Ripon and its amenities
Immaculate throughout



GSC GRAYS

PROPERTY • ESTATES • LAND

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8 Fairlawns

8 Fairlawns is a superb 2 bedroom character property forming part of a conversion of a previous manor house on the outskirts of the village of Sharow. The property and gardens have undergone extensive refurbishment under the current owner and are immaculate throughout. Perfect for downsizers or retirement couples the vendor has skilfully combined the modern additions with the original features of the property. With reception hall leading to staircase, cloakroom/w.c, refitted kitchen, large reception room leading to conservatory. To the first floor large master bedroom with built in wardrobes and refitted ensuite bathroom, further bedroom and house shower room.

Outside

The property has a courtyard entrance which leads in from the main driveway. There is a garage located in the block adjacent to the courtyard. To the front is a paved area. Easterly facing and perfect for enjoying a morning coffee in the sunshine. The enclosed rear garden has been skilfully landscaped with meandering path of brick sets leading through a lawn with mature beds. To the rear of the garden is a summer house with electricity which enjoys a westerly aspect. The rear of the garden over looks the fantastic private grounds.

The Appeal of our Home - The Owners Insight

Although looking to downsize, Fairlawns offered a level of grandeur which felt familiar. The security of the development is highly advantageous for a lock up and leave which is what I was looking for. The local area is wonderful, being on the doorstep of Ripon with the local corner store being Marks and Spencer, Harrogate and Northallerton are 20-25 minutes away which both offer great transport links to London.





Situation and Amenities

Fairlawns is an exclusive development which was originally a conversion of a beautiful manor on the outskirts of the village of Sharow. The popular village is a short distance from Ripon and as such benefits from having a wide range of amenities on the doorstep. Sharow is a friendly village with monthly get togethers in the village hall including family fish and chip suppers, Saturday afternoon movie viewings for the children and even a 'pub night'. There are a range of amenities in the village including Village Hall, Cricket pitch, and primary school and the village is within the catchment for the highly sought after Ripon Grammar School. Ripon has a huge range of amenities and is only a couple of minutes drive. These include independent shops and eateries, boutiques and a number of high street shops. There are numerous supermarkets including Tescos, Marks and Spencer and Morrisons and the traditional market is on a Thursday. The village of Sharow is a short Drive from the A1M and the motorway network beyond and Thirsk station is 20 mins away with access to the east coast mainline and London Kings Cross.

Services and Information

Mains electricity, water and drainage.

There is a ground rent payable for the maintenance of the communal areas and gardens of £140pcm



Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E

EPC

EPC Rating F

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 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.

Viewings

Strictly by appointment with GSC Grays 01423 590500

What3Words

///paddocks.parrot.stem

Disclaimer

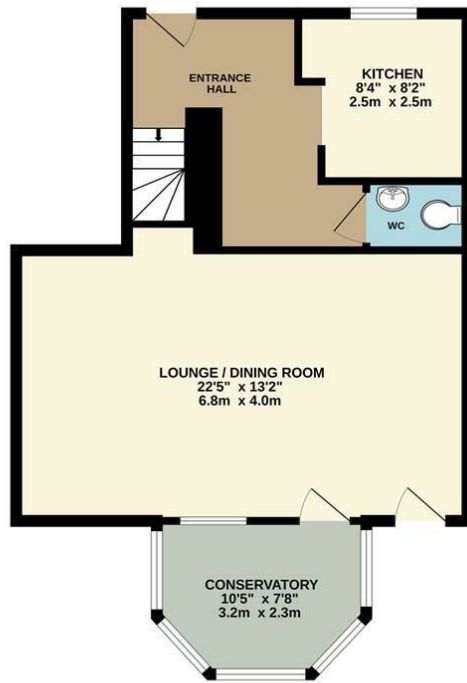
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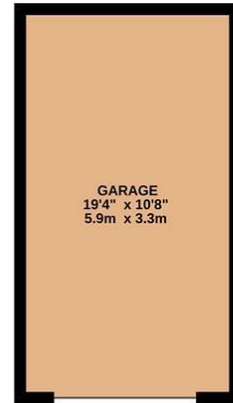
Particulars and Photographs

Particulars written – June 2026

Photographs taken – June 2026



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



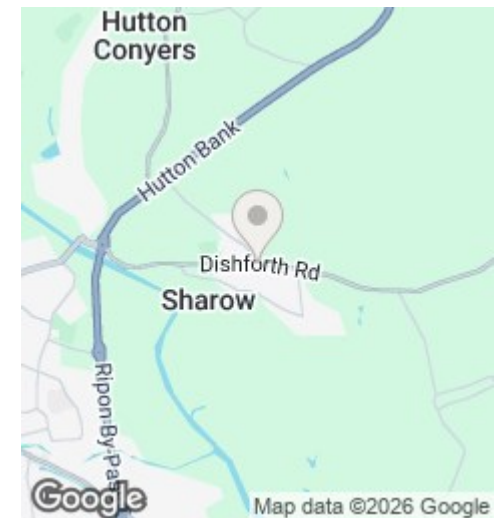
FIRST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1074 SQ.FT. (99.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		38	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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