

Cambo House

Ellingstring, Ripon, North Yorkshire, HG4 4PW



A wonderful opportunity to purchase this charming 4-bedroom family house with a garage and gardens and situated in the sought after village of Ellingstring.

Masham 4 miles, East Witton (The Blue Lion) 3 1/2 , Ripon 14 miles, Harrogate 24 1/2 miles, A1 11 1/2 miles, Thirsk 17 1/2 miles, Northallerton train station 17 1/2 miles, Leeds 48 miles, York 40 miles.

GUIDE PRICE
£495,000



Cambo House was built in 1989 and comes to the market for the first time. It has a sitting room, dining room, kitchen, utility room on the ground floor and 4 double bedrooms and 2 bath/shower rooms (1 en-suite) on the first floor. The gardens are to the side and behind the house and there is a single garage with a short drive for off street parking.

The house is approached via a drive leading to the garage and a parking area for a couple of vehicles. Steps lead up to the porch and front door leading into the hall with engineered oak flooring, understairs cupboard. The sitting room has a dual aspect both front and back with an engineered oak floor, open fireplace with a granite hearth and dual-fuel burner in situ with a wooden mantle over. The dining room has sliding doors leading out to the terrace garden. The kitchen has a good range of base and eyelevel units with ample work surfaces and a 1 ½ stainless steel sink unit with drainer. There is a free standing electric cooker with induction hobs and twin ovens below. The floor is Karndean wood and there is space for a fridge, plumbing for a dishwasher and space for a breakfast table. A door leads through to the utility room with a sink unit with cupboard below, plumbing for a washing machine, space for a dryer and fridge/freezer. Further door leads to the rear terrace and garage door.

First floor: - there is a landing with doors off to the bedrooms. Bedroom 1 is at the rear of the house and has two sets of built-in wardrobes. Door leads through to the en-suite shower room with a shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, wall mounted glass shelf and shaver point. Bedroom 2 is at the front and has great views and built-in wardrobe and dressing table. Bedroom 3 has front views and a built-in wardrobe. Bedroom 4 is at the rear of the house with a built-in wardrobe. The family bathroom has part tiled walls, panel enclosed bath with a shower over and shower glass screen, low level WC and washbasin built into a vanity unit with mirror over and shaver point.

Outside

There is a small front garden behind a dwarf stone wall and paths lead either side of the house to the rear. At the rear there is a paved terrace garden directly behind the house with doors leading from the dining room. This is a great entertaining area and a path leads to the side garden. This is laid mainly to lawn with well stocked borders. A further path and steps lead to the rear garden which is paved and has a greenhouse and a very productive apple tree. To the side of the house there is a utility area with the Oil tank, wood store and path to the front and a Single garage with an up and over door, wall mounted shelves, Oil fired boiler for the hot water and central heating and a rear door to the back yard and door to the utility room.

Location

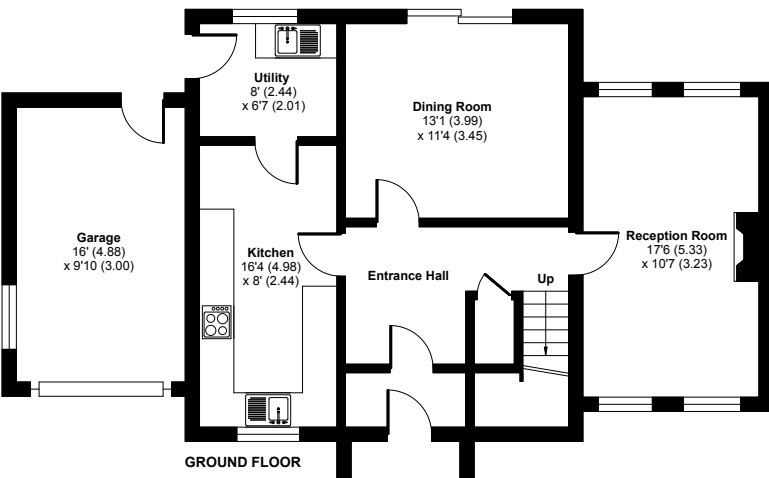
Cambo House is situated in the sought after village of Ellingstring. The village is close to Masham, Middleham and East Witton with the renowned Blue Lion Pub serving excellent food and drink!

The countryside around Cambo House offers delightful riding and walking opportunities and has many other local attractions. The Market towns of Masham and Middleham are close by with Masham offering a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent secondary schools in the local area both private and public. The A1 is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 17 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. There is a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Paul Rankin) and numerous other restaurants as well as it's Nightclub, Spa and rooms.

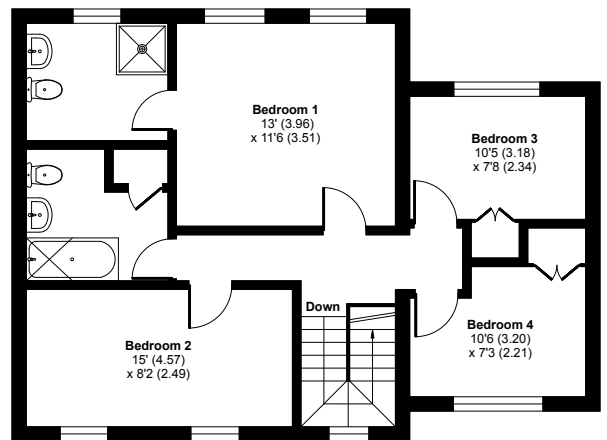


FLOORPLANS

Ground Floor



First Floor





Services

Mains electricity, water and mains drainage.

Council Tax

Council tax is band E payable to Harrogate District Council.

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion.

Directions

From Masham carry on the A6108 to Leyburn. After just over a mile take the turning on your left to High Ellington and Ellingstring. Carry on through High Ellington and after about a mile take the second turning on the right to Ellingstring. Carry on through the village and Cambo House will be found on the left as you go down the hill. A small driveway leads to the house.

Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.