

# Buttercup Cottage

Fearby, Nr Ripon, North Yorkshire, HG4 4NF



Charming mid-terrace cottage with 2-3 bedrooms and a front and rear garden, backing onto fields and situated in the sought after village of Fearby.

Masham 2 miles, Ripon 12 miles, Harrogate 21 miles, A1 11 ½ miles, Northallerton Train Station 16 miles.

**GUIDE PRICE**  
**£289,000**



Buttercup Cottage is entered via the front garden up the paved path and to the front door and entrance porch. This leads through into the sitting room. Charming room with an open fireplace (un-tested) with an electric fire present with alcoves either side and a feature wooden ceiling beam. Door leads through to the rear lobby and into the kitchen/breakfast room. This is a good sized room with a good range of base and eye level units with ample work surfaces incorporating an electric hob with extractor over, double electric oven, integrated fridge/freezer, 1 ½ bowl sink unit and plumbing for both a dishwasher and washing machine. The floor is fully tiled and there is a larder cupboard under the stairs. Sliding double glazed doors lead out to the rear garden. Staircase leads to the first floor. Bed 1 is at the rear of the cottage with views over the fields and space for a large wardrobe. Door leads through to an en-suite shower room with fully tiled walls, shower cubicle, wash handbasin set into a vanity unit, low level WC and a wall mounted electric towel rail. Bedroom 2 is at the front of the cottage with far reaching views. Bedroom three is in the middle with built-in bookshelves and a large skylight. Currently used as a study it could be a useful third bedroom or dressing room. Family bathroom has a panel enclosed bath, pedestal wash hand basin, low level WC, electric towel rail and airing cupboard with lagged hot water tank and store shelves.

### **Outside**

To the front there is a cottage garden bordered with a stone wall with hedges and plants to the borders and laid to grass. The rear garden is paved with views over the fields and a wooden store shed. There is a right of access over next door for rubbish etc.

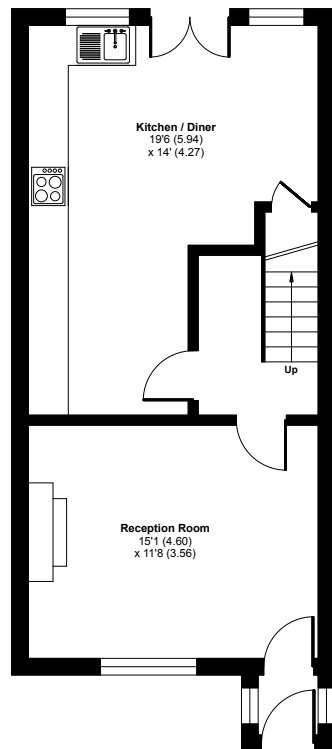
### **Location**

Buttercup Cottage is situated in the middle of the village with great views. Situated in the Nidderdale area of outstanding natural beauty, The Market town of Masham is close by and has 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 senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 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. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.

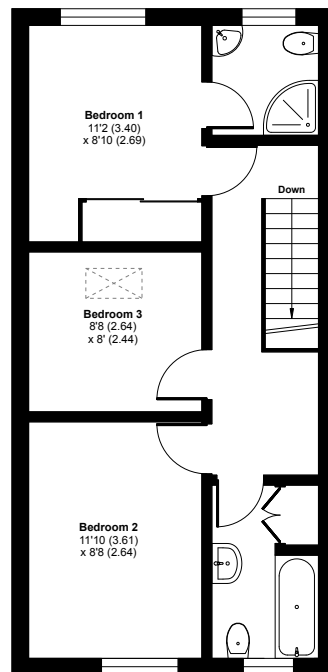


## FLOORPLANS

Ground Floor



First Floor





### Services

Mains water and electricity with all electric central heating and hot water.

### Council Tax

Council tax is band "D" and payable to Harrogate District Council.

### Tenure and Possession

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

### Directions

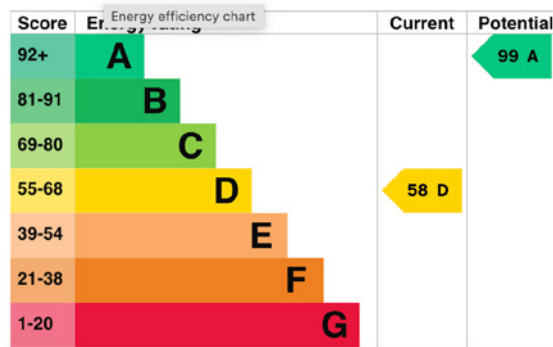
Leave Masham on the Leyburn road and before you leave the town turn left to Fearby and Healey. Carry on this road, through Fearby Cross and entre Fearby. Carry on through the village, past the Green and Buttercup Cottage is the middle cottage in the row of cottages on the right just after The Green.

### Viewing

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

### Energy Performance

Full certificate available on request.



### Important Notice

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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.