

## 2 The Mews

Church Street, Masham, Ripon, North Yorkshire, HG4 4DR



A charming 3 bed Mews house in very good order with a large sitting/dining room, small front garden and off street parking just around the corner from the delightful Market Square of Masham.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

**GUIDE PRICE**  
**£325,000**



2 The Mews has double glazing throughout and is in very good order. It has a good sized sitting/dining room with space for a dining table to seat 6/8 and a log burner set in an attractive open fireplace with a stone hearth. The kitchen is fully fitted with a built-in dishwasher and free standing range cooker with gas hobs and electric ovens, space for a fridge/freezer. Upstairs the master bedroom has an en-suite shower room with a further 2 bedrooms and a family bathroom with a bath and overhead shower. All of the bedrooms have ceilings open to the roof with feature exposed beams. The property could be perfect as a delightful home or a holiday cottage.

### Outside

There is a small front garden with space to sit outside and for plant pots and BBQ. There is also an off street parking space for one vehicle.

### Location

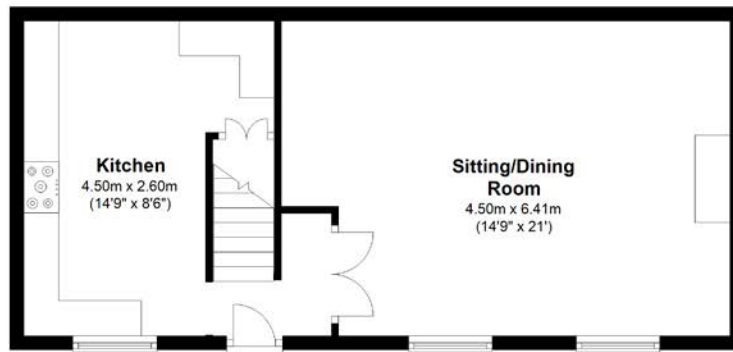
The house is situated off Church Street and just around the corner from the Market Square. The Market town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, an very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M 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 superb access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The countryside around Masham offers delightful riding and walking opportunities and 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 water, electricity, gas and drainage.

## Council Tax

Council tax is payable to Harrogate District Council.

## Tenure and Possession

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

## Directions

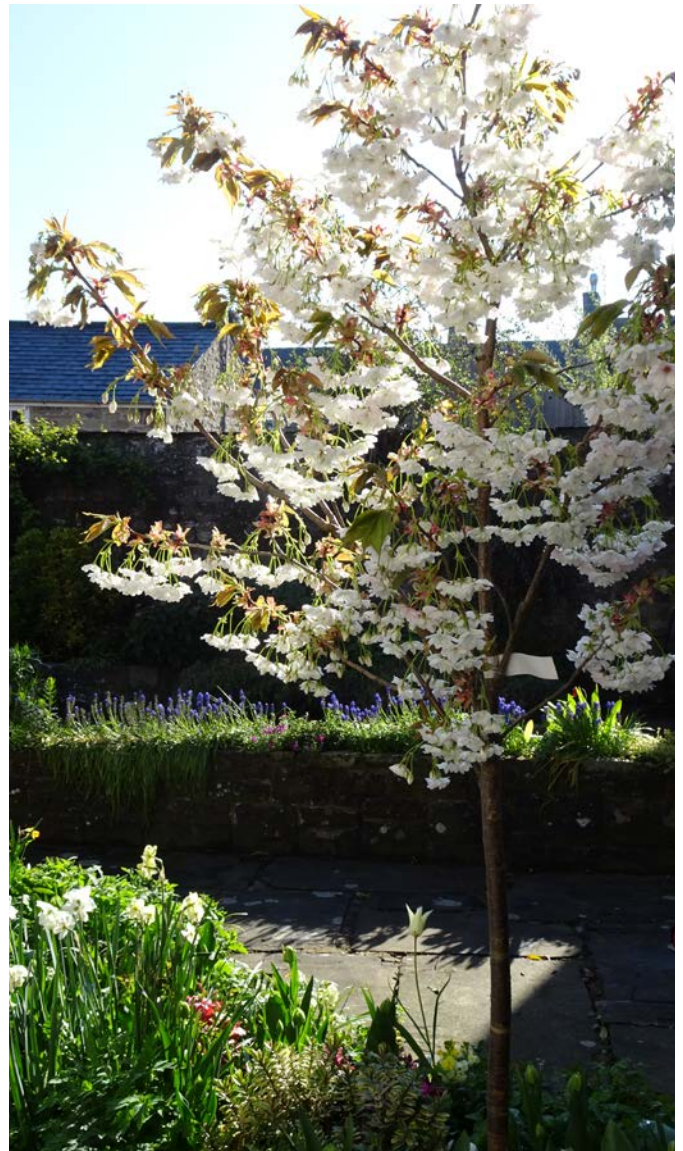
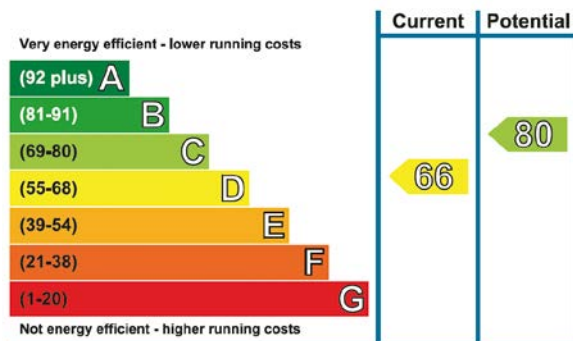
On entering the village from Masham carry on past the Market Square and The Mews will be found on the left opposite College Street (by the Vegetable shop). No.2 is the second property on the right.

## Viewing

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

## Energy Performance

EPC rating is D, further details are 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.