

# Shebden Cottage

3 Mill Hill Cottages, Masham, Ripon, North Yorkshire, HG4 4BP



A characterful 3 bed cottage on the outskirts of Masham with off-street parking and a garage.

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

PRICE  
**£385,000**



Shebden Cottage is a rose fronted cottage with mellow stone and sits on the outskirts of Masham. It has 2-3 bedrooms and 1-2 reception rooms with a large kitchen/dining/study at the rear. There are 3 double bedrooms (bedroom 3 is currently used as an office) and 2 bathrooms (1 en-suite) with the space to provide an extra bathroom. The views over the fields are charming and the kitchen has enough space for a dining area as well as a study space.

The cottage is entered via the front garden and through the front door into a small boot porch which in turn leads through to the hall. The sitting room is light and airy with a shallow bay window with views over the fields. There is an open fireplace with a feature wooden mantle piece and insert log burner sitting on a stone paved hearth with a built-in cupboard to one side with glass front and display shelves. Bedroom 3 is opposite and is currently used as an office. It has a blocked fireplace with a feature wood mantle over, stone paved hearth and double built-in wardrobes either side. There is a window with a seat below and views over the fields. The kitchen is open to the dining room and study area. Main kitchen has a good range of base and eyelevel units with ample wooden worktops incorporating an induction electric hob unit with an extractor fan above, double built-in electric oven, integral dishwasher, insert enamel 1 ½ sink unit with drainer. There is a stable door leading to the rear garden and an arch leads through to the dining area which in turn leads to the study area.

First floor landing with access to the loft via a ladder. Bedroom 1 has a window seat and views over the fields. There is a large built-in wardrobe with sliding doors, 2 wall light points and a door leads through to the en-suite bathroom with fully tiled walls. There is an alcove with a panel enclosed bath with tiled shelves and surrounds, walk-in shower, wall mounted wash handbasin, low level WC, wall mounted heated towel rail, wall mirror, medicine cupboard and airing cupboard with hot water tank. Bedroom 2 has a window seat and views over the fields at the front, large built-in wardrobe with sliding doors and 2 wall light points. Shower room with fully tiled floor and walls, shower cubicle, pedestal wash hand basin, low level WC and 2 wall mirrors.

### Outside

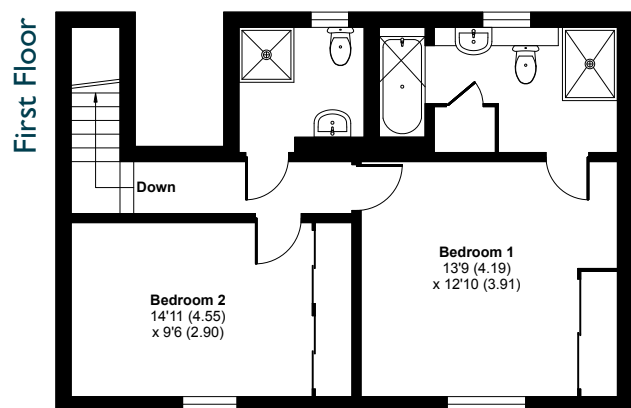
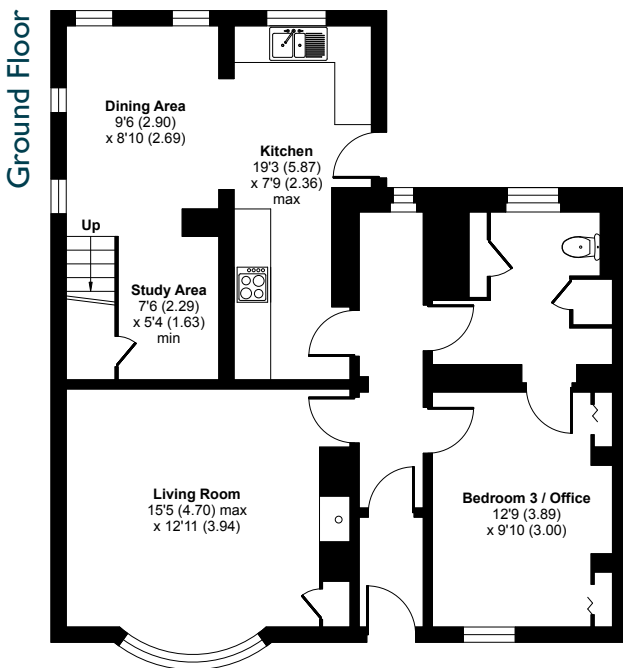
There is a small walled front garden with space to sit outside and for plant pots. A side drive leads to the rear of the cottage with off-street parking and a single garage with space at the rear for a work bench. A side gate leads to the rear garden with several store units for logs/coal etc. and a raised wooden deck area for seating.



### Location

The house is situated on the outskirts of Masham. 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 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





### Services

Mains water, electricity and drainage.

### Council Tax

Council tax is payable to Yorkshire Council, band "C".

### Tenure and Possession

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

### Directions

As you approach Masham from Ripon don't go over the bridge and The River Ure but head straight on to High Burton and Thirn. After approximately 500 meters there will be a row of cottages on the left. Shebden Cottage is the third cottage.

### Viewing

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

### Energy Performance

EPC rating is 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.