

Chapel Granary

Fearby, Nr Ripon, North Yorkshire, HG4 4NF



Charming, Grade II listed, cottage situated on the Village Green with 2 bedrooms, double garage, rear garden, views at the rear and situated in the sought after village of Fearby with its delightful Village Green and excellent pub!

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

PRICE GUIDE
£395,000



Chapel Granary is entered via the garden and through a stable door into the kitchen. Good range of base and eyelevel units with wooden worksurfaces incorporating a single bowl sink unit with drainer and mixer tap, an electric hob with an extractor fan above, built-in electric oven, built-in microwave/oven, dishwasher, integral fridge/freezer, breakfast bar, fully tiled limestone floor and cupboard housing the oil boiler. Door leads to the downstairs WC with wall mounted wash hand basin, low level WC, tiled floor and extractor fan. The Sitting room leads off the kitchen and is a dual aspect room with views over the village Green and the rear garden. There is an open fireplace with a dual fuel log burner in situ with limestone surrounds, hearth and mantle piece, display shelves either side, 3 wall light points, under stairs cupboard and double doors lead out to the rear garden.

First floor; small landing with doors leading off to the bedrooms. Bedroom 1 is a dual aspect room situated at the front of the house with views over the village Green and rear garden. There is a large built-in wardrobe and door leads through to the en-suite shower room with shower cubicle, pedestal wash hand basin, low level WC, shaver point/light with mirror below, part tiled walls and tiled floor. Bedroom 2 has a large wall to wall built-in wardrobe and views over the rear garden and fields beyond. Bathroom with panel enclosed bath, pedestal wash hand basin, low level WC, shaver point/light with mirror below, extractor fan, wall mounted medicine cupboard, part tiled walls and tiled floor.

Outside

There is a pretty rear garden with paved terrace, feature borders well stocked with a variety of flowers and plants, outside tap point and oil store shed. Gate leads to the small lane at the back with off-street parking for a couple of cars and 2 up and over doors lead to the large double garage with light and power.

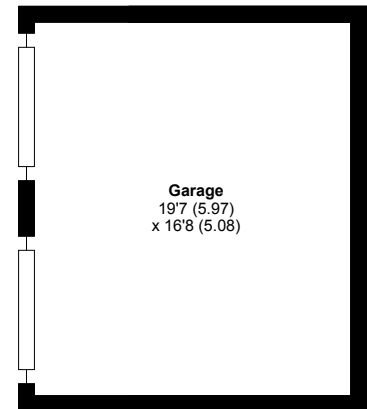
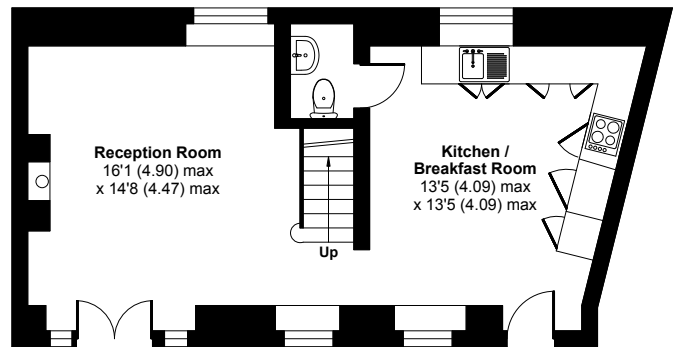
Location

Chapel Granary is situated in the middle of the village with great views. Situated in the Nidderdale area of outstanding natural beauty, Fearby is a much sought after village with it's quintessential English Village Green, excellent pub and thriving community. 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, a 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 good 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.

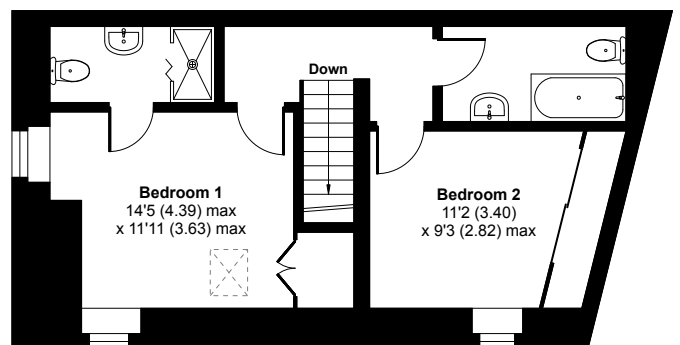


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electric, drainage and oil central heating and hot water.

Council Tax

Council tax is band "D" and payable to Yorkshire 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 enter Fearby. Carry on through the village, along the Green and Chapel Granary is the on the left just after the red telephone box. There is a small lane leading down the side and parking is at the rear.

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		91 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.