



Fearby Top Farm, Fearby, Ripon

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Fearby Top Farm

Fearby, Ripon HG4 4NF

A beautifully renovated stone-built detached four-bedroom property with exceptional countryside views, close to Masham.

Masham 2.1 miles, Bedale 8.3 miles, Ripon 11 miles, A1(M) (J50) 13.4 miles, Northallerton 17 miles, Harrogate 24.2 miles, Leeds Bradford International Airport 32.8 miles

Reception hall | Sitting room | Family room
Study/Bedroom 4 | Kitchen/breakfast room
Utility | Cloakroom | Principal bedroom with en suite shower room | 2 Further double bedrooms
Family bathroom | Garden | Garden stores
Garage/Workshop | EPC rating C | 2 Kw Solar Panels

The property

Fearby Top Farm is a charming stone-built farmhouse which has been extensively renovated within its current ownership to provide almost 2,500 sq. ft. of characterful yet contemporary accommodation, arranged across two floors. The welcoming reception hall opens into the stylish kitchen/breakfast room, with an inset white electric AGA range stove with oak mantle above, a dual Blanco sink and a range of modern integrated appliances including a Bosch dishwasher and Miele cooker and induction hob. The bespoke Shaker-style cabinetry is hand painted using Farrow & Ball finishes. They offer a wide range of floor and wall units with sleek work surfaces and an oak-topped island. The generous utility alongside features corresponding cabinetry, a variety of fitted oak cabinets and a useful cloakroom. Adjacent to the kitchen is a bright sitting room which has impressive countryside views and a wide feature fireplace with log-burning stove.

The adjoining barn offers a capacious vaulted family room which has a wealth of exposed stonework and beams with an arched multi-panel glazed door unit opening onto the terrace. It has a natural stone floor, a log-burning

stove with exposed flue, underfloor heating and space for a shower room. The solid oak staircase with its glass balustrade rises to a spacious mezzanine study bedroom. The barn offers the flexibility to create a separate annexe for a dependant relative or use as an Air BnB, it is wired and plumbed for a kitchenette and bathroom both of which will need to be fitted. Completing the ground floor is the attractive principal bedroom suite with a contemporary en suite shower room with walk-in shower.

The first-floor landing with bespoke fitted cabinets and a walk-in airing cupboard, houses two further well-proportioned double bedrooms with scenic aspects, well-served by a modern family bathroom with Villeroy & Boch sanitary ware.

Outside

A gated gravelled entrance gives access to the garage/workshop with solar panels atop, and a large driveway offering space for numerous vehicles. A second entrance gives access to the barn side of the property. The property is perfectly situated to enjoy the picturesque views, with a raised paved sun terrace and lawn with vibrant well-stocked herbaceous borders and fruit trees. Fine stone walls enclose the private plot. The current owners hold a formal grazing licence renting the paddock adjoining the garden to the rear, which could be transferred to a new owner.

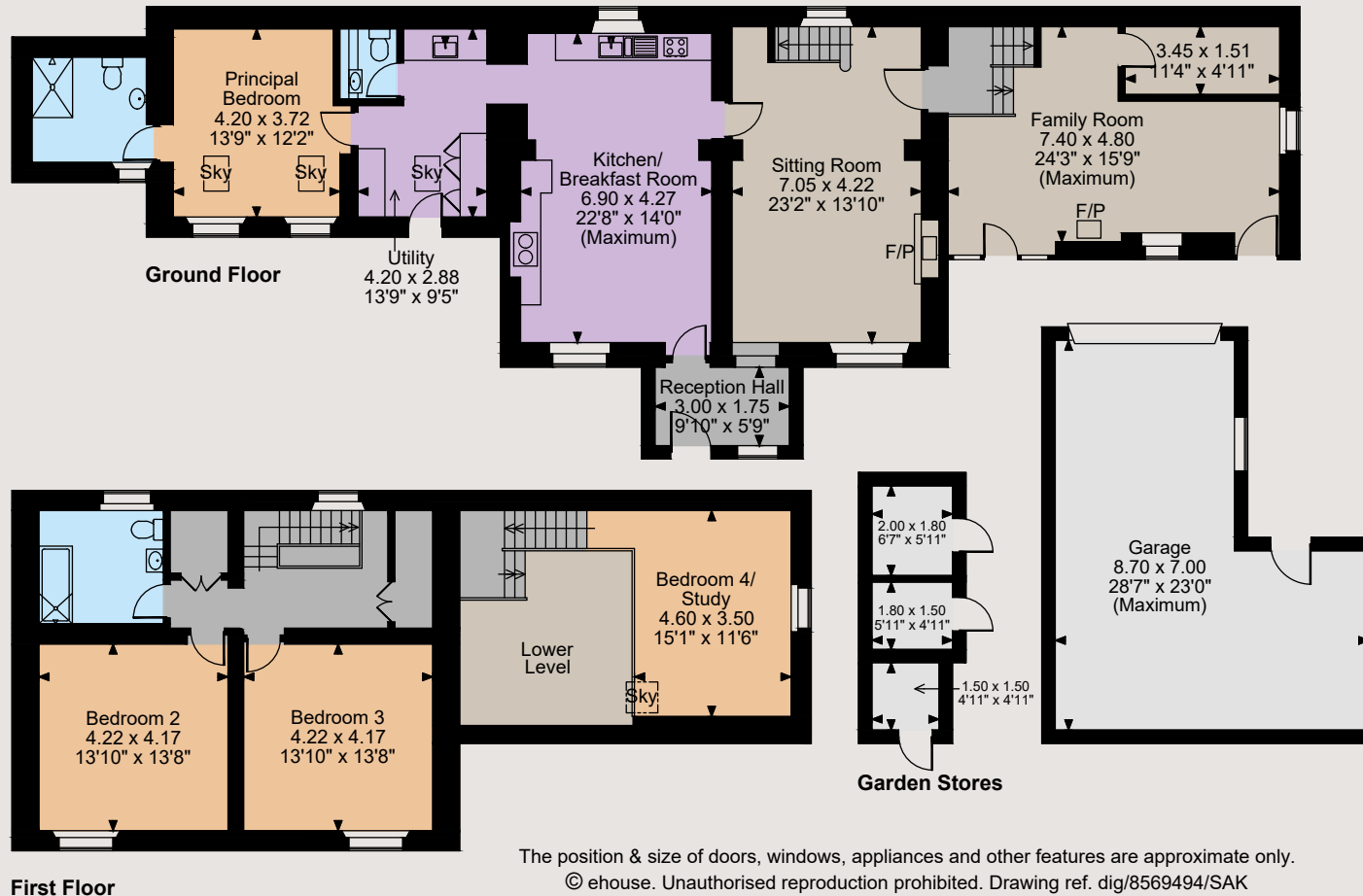
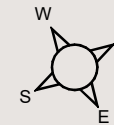
Location

Fearby Top Farm at the end of the village in an envious, elevated position. Situated in the Nidderdale Area of Outstanding Natural Beauty, Fearby village has a popular public house and village hall, with the market town of Masham offering a good range of shops, pubs and restaurants. The historic city of Ripon offers an array of amenities, including an excellent range of shops, cultural and recreational facilities. The A1(M) offers easy access to road connections and the railway station at Northallerton provides access to the National Rail Network, with direct links to London and Edinburgh. There is a golf course nearby and the renowned Swinton Park luxury hotel with spa.





Main House internal area 2,449 sq ft (228 sq m) - excludes garage
 Garden Store internal area 100 sq ft (9 sq m)
 Approximate measurements for identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Schooling

Masham offers an excellent pre-school and primary school and there are a range of senior schools in the area, both private and public, including Queen Mary's, Ripon Grammar School and Cundall Manor.

Direction

Leave Masham on the Leyburn road and before you leave the town turn left to Fearby and Healey. Carry on this road, through Fearby village and Fearby Top Farm is the last house on the left before you leave the village.

General

Local Authority: North Yorkshire County Council
Services: Mains electricity, water and drainage. Oil-fired central heating.
Council Tax: Band E
Tenure: Freehold
Guide Price: £1,195,000

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