

# Hackfall Court

Grewelthorpe, Nr Ripon, North Yorkshire, HG4 3BW



2 Hackfall Court is a delightful cottage situated on the edge of Grewelthorpe with 2 double bedrooms, small garden and off-street parking. Ideal for the first-time buyer or as a holiday let.

Masham 3 ½ miles, Ripon 7 miles, Harrogate 16 miles, A1 13 ½ miles, Northallerton Train Station 17 ½ miles.

**GUIDE PRICE**  
**£219,000**



### The House

Wren's Nest is a pretty Dales cottage situated on the edge of the highly sought-after village of Grewelthorpe. The house has well-proportioned rooms and is sold in good order. Downstairs there is an entrance porch with a door leading to an open plan sitting room/dining room with an open fireplace with a Log-burner. The kitchen has an array of base and eyelevel units with ample work surfaces. There is space for a free-standing electric cooker, plumbing for a washing machine, space for a fridge and freezer.

Upstairs there are 2 double bedrooms and a family bathroom with a separate electric shower overhead, wash hand basin and low-level WC. Both of the bedrooms are light and airy with expose beams and full ceiling height to the main bedroom.

### Outside

There is a small, sheltered area for outside dining with a large wooden storage shed and a side path leads to the front door. There is also a parking area for 1 car.

### Location

Grewelthorpe is situated just over 3 miles to the South of Masham with its local shops, butchers, doctor etc. and about 7 miles to the West of the Cathedral City of Ripon. The village is much sought after and has a great community. It has a village pub, a café, Village Green and Pond and an excellent Primary school. There are a good collection of both state and private schools in the area and Grewelthorpe is in the catchment area for the sought-after Ripon Grammar school.

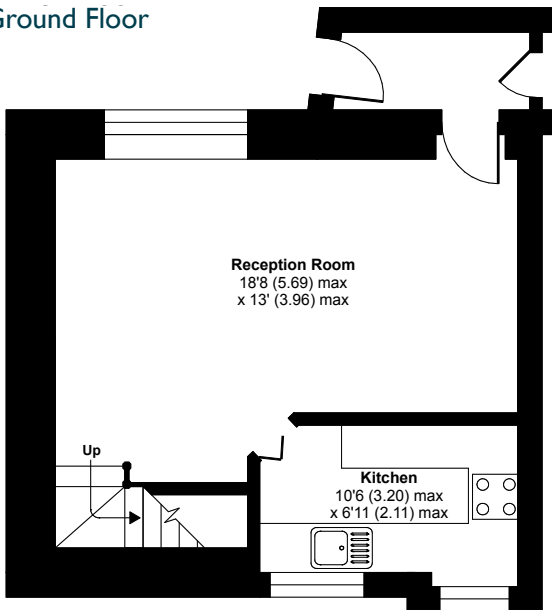
To the South lies the village of Kirkby Malzeard with its butcher, grocers shop and garage. There is also an excellent doctor's surgery as well as a Village Hall/Mechanics Institute and a Fish and Chip shop! There is an excellent playing field with tennis courts and further amenities. Ripon itself is a short distance away and provides a wide range of shops etc. The countryside around Grewelthorpe is a delight with excellent riding and walking facilities and many local attractions among them Fountains Abby and the ruins at Hackfall.



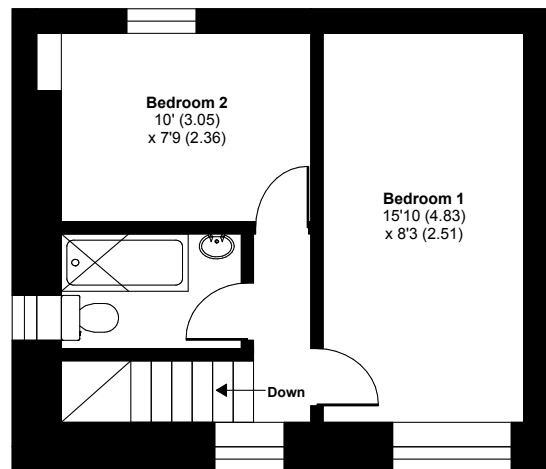


## FLOORPLANS

Ground Floor



First Floor





### Services

Mains water, electricity 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

As you come into the village from Ripon carry on up the sharp, steep hill and just on the crest there is a small drive on your left. Carry on down this drive and 2 Hackfall Court is at the end on the right. If you go past the telephone box you've gone too far!

### 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             |         | 114   A   |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 45   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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.