

## 2 Woodbine Cottages

Ellingstring, Ripon, North Yorkshire, HG4 4PW



A wonderful opportunity to purchase this charming 2-bed cottage in need of some TLC with off street parking, situated in the sought after village of Ellingstring.

Masham 4 miles, East Witton (The Blue Lion) 3 1/2 , Ripon 14 miles, Harrogate 24 1/2 miles, A1 11 1/2 miles, Thirsk 17 1/2 miles, Northallerton train station 17 1/2 miles, Leeds 48 miles, York 40 miles.

**GUIDE PRICE**  
**£199,950**





2 Woodbine Cottages is in the heart of the village and has a sitting room, kitchen and 2 bedrooms with a family bathroom. The cottage is in need of some renovation and could make a wonderful home or holiday cottage.

The house is approached via a drive leading to a parking area for a couple of vehicles. Steps down lead to a gravelled garden and further on to a glazed porch. Door leads into the sitting room with wooden beamed ceiling, 2 wall light points, a large open fireplace with brick surrounds, wooden mantle piece and brick and stone hearth with a log burner in situ (we have been informed that the log burner can provide hot water). The kitchen is off the sitting room with base and eye level units with work tops incorporating a stainless steel sink unit with a single drainer and mixer tap, gas hob unit (fed via gas tanks outside) and an electric oven below and tiled splash backs. There is space for a fridge and plumbing for a washing machine.

**First floor:-** there is a small landing with doors off to the bedrooms. Bedroom 1 is at the front of the house and bedroom 2 is at the rear. The family bathroom has part tiled walls, panel enclosed bath, low level WC and washbasin with a mirror over and shaver point.

### Outside

The house is approached via a small side driveway leading to a gravelled parking area for 1 or 2 cars. The garden is at the front of the house and is laid to gravel with a stone built coal box.

### Location

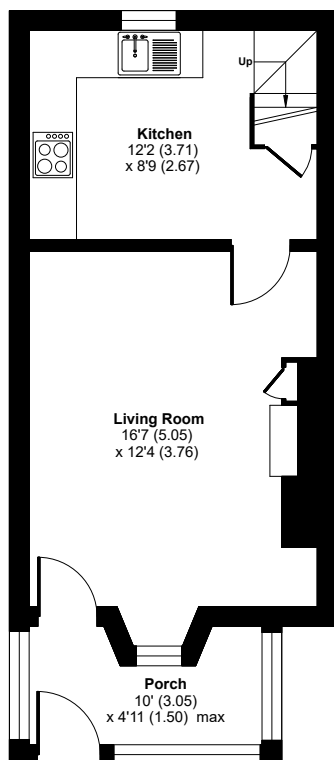
2 Woodbine Cottages is situated in the sought after village of Ellingstring. The village is close to Masham, Middleham and East Witton with the renowned Blue Lion Pub serving excellent food and drink!

The countryside around Ellingstring offers delightful riding and walking opportunities and has many other local attractions. The Market towns of Masham and Middleham are close by with Masham offering a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and a very good Doctors surgery! There is a range of secondary schools in the local area both private and public. The A1 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 excellent 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 its Nightclub, Spa and rooms.

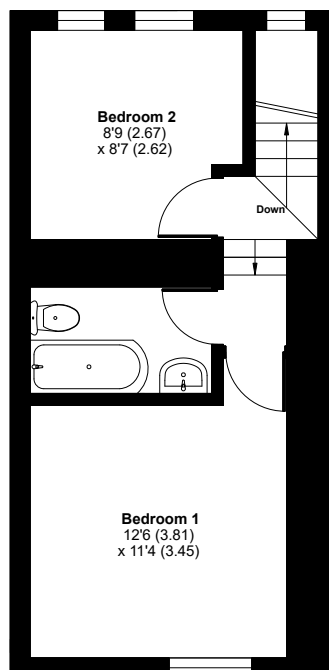


## FLOORPLANS

Ground Floor



First Floor







### Services

Mains electricity, water and drainage.

### Council Tax

Council tax is band "A" payable to Yorkshire Council.

### Tenure and Possession

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

### Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. This leads past the Market Place and into Park Street. After a few hundred meters turn right into Swinton Terrace and carry on and take the second turning on the right into Swinburn Road. Meadowcroft (No. 11) will be found a short distance along on the left.

### Viewing

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

### Energy Performance

The EPC is a "D". Please ask for more details.

Score	Energy rating	Current	Potential
92+	A		126 A
81-91	B		
69-80	C		
55-68	D	62 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.