

Fern Cottage

Fearby, Nr Ripon, North Yorkshire, HG4 4NF



Charming end-of-terrace cottage, fully refurbished, with 2 bedrooms, sitting/dining room, brand new fully fitted kitchen and a private rear garden with far reaching views situated in the sought after village of Fearby.

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

GUIDE PRICE
£315,000



The Property

Fern Cottage is a charming 2 bedroom cottage just off the Green in the sought after village of Fearby. It has been fully refurbished and comes to the market in immaculate condition. The front door leads to the sitting/dining room. The heart of the house, this room has an open fireplace with a stone hearth and shelves to one side. The floor is stone flagged with underfloor heating and there is a good store cupboard under the stairs and a dining area next to the kitchen. The kitchen is German made and designed and has been totally renovated with a good array of base and eyelevel units with oak worktops and splash backs. There is an built-in electric oven, electric hob with an extractor fan over; integral fridge-freezer and a cupboarded housing a washing machine. The floor is stone flagged with under floor heating and there is a door leading to the rear garden.

On the first floor there is a small landing area with access to the fully boarded loft area. Bedroom 1 is situated at the front of the house with views over the Green. Bedroom 2 is at the rear of the house with far reaching views up to Swinton Woods. The bathroom has a fully tiled shower cubicle, pedestal wash handbasin and a low level WC.

Outside

The garden is at the rear of the house and is fully paved. There is a very useful brick store shed and a side gate to give access over next door for rubbish etc.

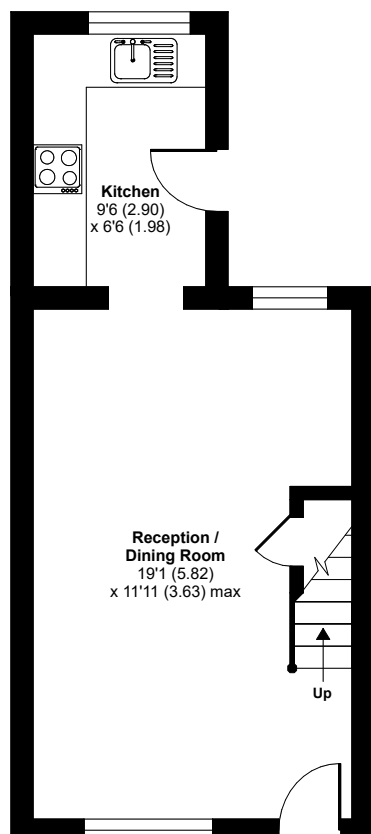
Location

Fern Cottage is situated in the middle of the village with great views. Situated in the Nidderdale area of outstanding natural beauty, Fearby has a picturesque Village Green as well as a good local pub, The Black Swan in the heart of the village. There is also a Village Hall at the top of the village and the Market town of Masham is close by and has 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 an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 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. The countryside around Fearby offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. Services:-

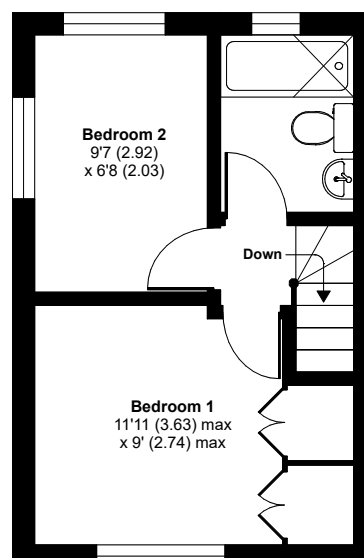


FLOORPLANS

Ground Floor



First Floor





Services

Mains water and electricity with all electric central heating and hot water.

Council Tax

Council tax is band "C" and payable to Harrogate District 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 entre Fearby. Carry on through the village, past the Green and Fern Cottage is the first cottage in the row of cottages on the left at the end of The Green.

Viewing

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

Energy Performance

EPC rating is "E", further details are available on request

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	51 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.