

Sunnyside

Red Lane, Masham, Ripon, North Yorkshire, HG4 4HH



An imposing, double fronted, 6 bedroomed, detached Georgian house built circa 1850 with an adjoining 3 bed Coach house, garage and extensive private gardens in just under ½ an acre and situated just around the corner from the Market Square of Masham.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

GUIDE PRICE
£1,495,000



Sunnyside is one of Masham's original Villas and is set in a wonderful garden setting with an adjoining 3 bedroom Coach House to one side. Built in 1850 for a Mrs Calvert, Sunnyside offers 5/6 bedrooms and 3+ reception rooms. Most of the rooms are well proportioned with high ceilings. The property provides a blank canvas for an incoming purchaser should they wish to put their stamp on it. The Coach House next door can be accessed via the main house if needed and could combine to make a very appealing family home. The accommodation is as follows:-

Ground Floor:- with steps to the front door leading into a spacious hall with a magnificent stair case. The living room is a large double aspect room with an open fireplace and large bay window with views over the garden. The dining room is a similar size with an open fireplace and French doors leading to the Conservatory. This is a delightful room and brings the garden into the house. The study is a double aspect room with built-in cupboards. The kitchen is at the back of the house with a range of base and eyelevel units and good worksurfaces. There is a further good sized kitchen/dining room which in turn has a door to a large boot room/store. There is a downstairs cloakroom leading off the hall.

First Floor:- There is a spacious landing with doors to all bedrooms. There are 4 main bedrooms leading off the landing with 2 bath/shower rooms and then a 5th bedroom leading through to bedroom 6. There is also a secondary staircase leading down to the kitchen/dining room.

The Coach House:- Entered via a door next to the garage into a hallway with a door leading to bedroom 1 with an en-suite shower and separate room with Wash hand basin and WC. Stairs lead to the first floor landing and door leading to the sitting room with windows either side. There is a door leading through to the kitchen with a range of units. There are 2 further bedrooms and a family bathroom.

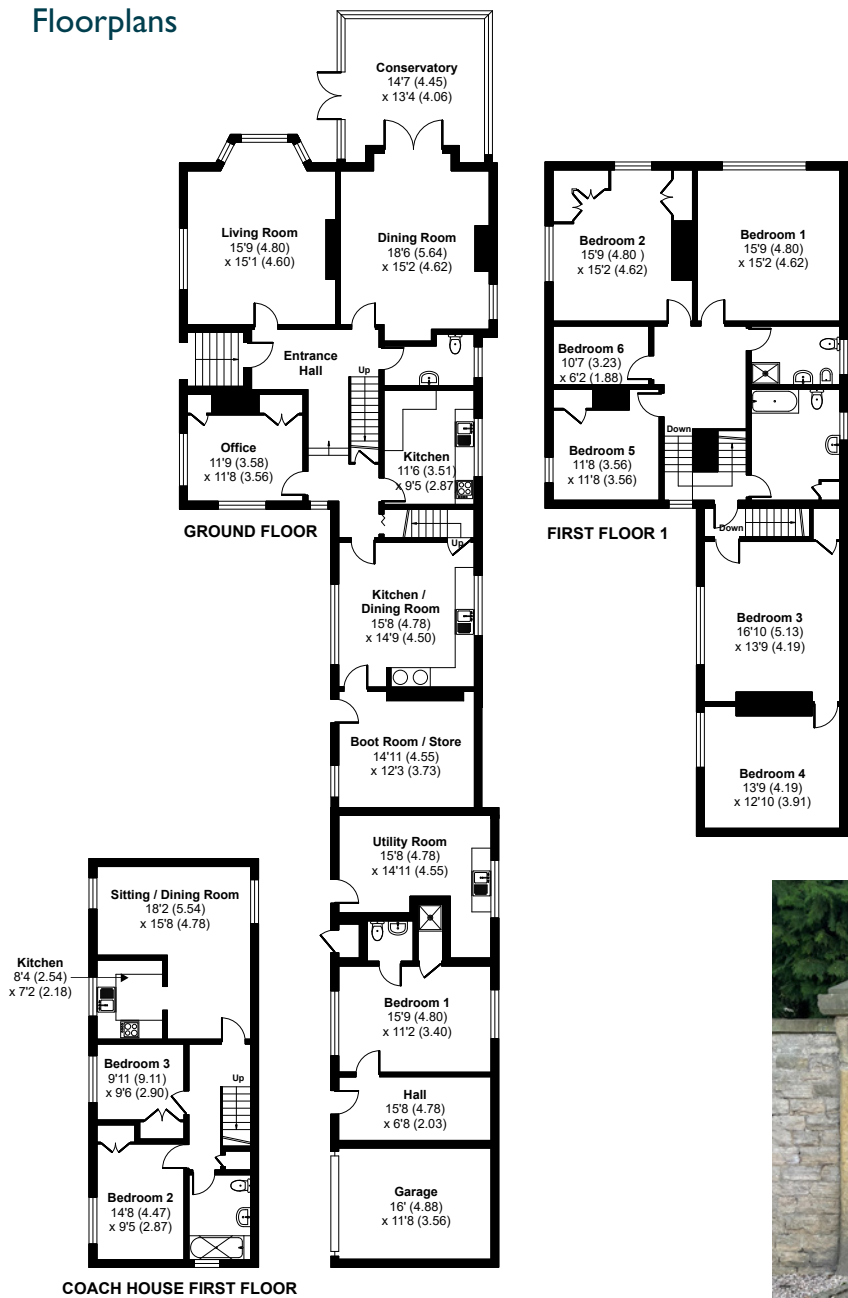




Outside

The gardens of Sunnyside are an absolute delight running to nearly ½ an acre. Laid mainly to lawn with well stocked borders with many mature roses, shrubs and plants and many mature trees and hedging along the boundary. There is a small beck running through the property with a small bridge over. There is plenty of space for the consummate gardener as well as a vegetable area and a very useful stone built summer house.

Floorplans



Location Map





Location

The property is situated in Red Lane off Park Street and just around the corner from the Market Square. The town has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery and 2 Breweries!

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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well-respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at Warren Gill. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.





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 the road bends around to the left there is a turning on the right into Red Lane. Carry on up Red lane , past the Fire Station and Sunnyside will be found on the left through the stone gate pillars.

Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "G" for the main house and payable to Harrogate District Council.

Tenure and Possession

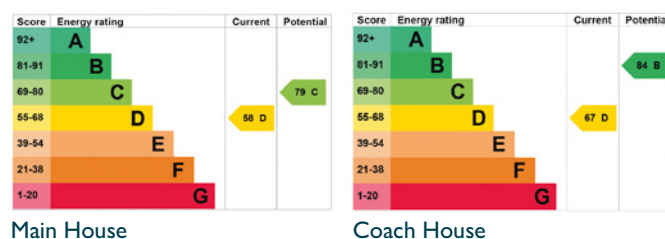
The property is offered for sale freehold and with vacant possession upon completion.

Viewing

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

Energy Performance

EPC rating is "D" for the main house and a "D" for the Coach House. Further details are available on request.



Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.