

3 The Cottage

Gollinglith Foot, Healey, Ripon, North Yorkshire, HG4 4LL



A delightful stone cottage situated in this tucked away hamlet in the glorious Dales countryside with 3 bedrooms and a substantial double garage, extensive garden and a barn ripe for conversion.

Masham 5 miles, Ripon 15 miles, Harrogate 23 miles, A1 14 miles, Northallerton Train Station 19 miles.

GUIDE PRICE
£495,000



No.3 The Cottage is a large semi-detached dales house with a sitting room, dining room, kitchen/breakfast room, utility room, Scullery and separate WC on the ground floor with 3 double bedrooms and a bathroom on the first floor. The house is approached along the drive to a gate into the front garden, a path leads to a front door and porch with tiled floor and then into the sitting room with beamed ceilings and an open fireplace with stone surround and hearth and wooden mantle. There is a small cupboard insert to the wall and a window seat overlooking the front garden. The dining room has an open fireplace with a cast iron insert and tiled hearth and wooden mantle piece and surrounds. The kitchen/breakfast room has a tiled floor and a good range of base and eye level units with ample work surfaces with a single bowl sink unit, a built-in electric oven with an electric hob unit and an extractor fan above. There is a large log burner with a back boiler that provides for the hot water and central heating. There is a rear porch with a door to the rear courtyard and utility room with a further scullery room, store room and separate WC.

First floor:- Large landing area with doors off to 3 double bedrooms. Bedroom one is double aspect with views over the garden and a loft hatch. Bedroom 2 has a set of built in wardrobes and views over the garden. Bedroom 3 has a built in wardrobe and an airing cupboard with a hot water tank. Family bathroom with panel enclosed bath, separate shower cubicle, pedestal wash handbasin and low level WC.

Outside

The gardens of the cottage are a delight and mainly laid to lawn with well stocked borders with a more formal front garden with a variety of shrubs, flowers and plants. The main garden has many mature trees, shrubs and borders with extensive

views to the wood and hills beyond. There are several wooden sheds and summer houses with a brick built folly by the stream. There is a drive leading from the road and around the house to the rear courtyard. Here there is a large double garage and a stone barn to the side with 2 rooms on the ground floor and a large room on the first floor approached via an internal staircase, perfect for conversion (subject to the usual planning laws etc.) into a useful Airbnb or for an annex to the main house.

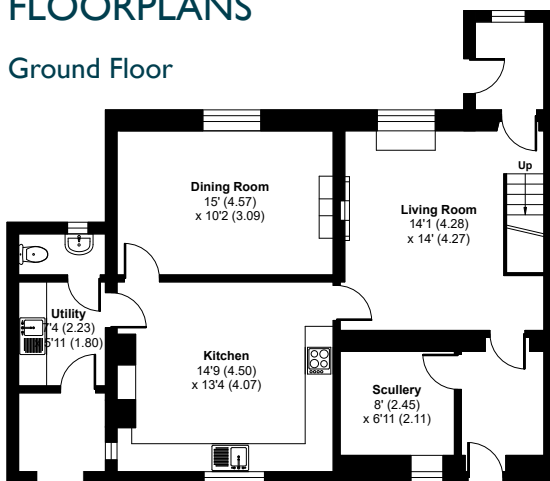
Location

The Cottage is in the tiny hamlet of Gollinglith Foot. Situated in the Nidderdale area of outstanding natural beauty, Gollinglith Foot is a picturesque hamlet and is only a couple of miles from the village of Fearby with its great local pub, The Black Swan, in the heart of the village as well as a Village Hall. The Market town of Masham is also 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 14 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 19 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 Gollinglith Foot offers delightful riding and walking opportunities and has many local attractions with a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.

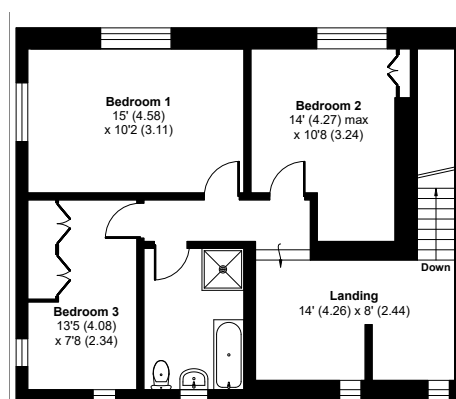


FLOORPLANS

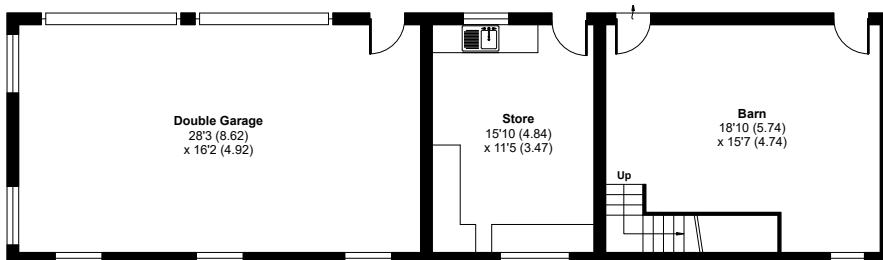
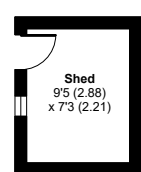
Ground Floor



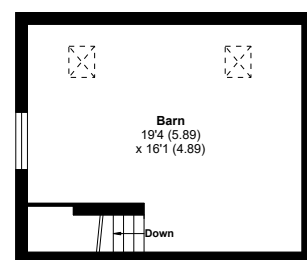
First Floor



Outbuilding 2



Garage / Outbuilding 1 / Barn Ground Floor



Barn First Floor



Services

Mains water, electricity and private drainage.

Council Tax

Council tax is band "B" and payable to Yorkshire 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 and Healey. After Healey carry on the road for about ¼ of a mile and then take the turning on the right to Colsterdale (showing a "Dead End" sign). Carry on this road for about ½ a mile and you will enter the hamlet of Gollinglith Foot. No.3 The Cottage will be found on the right just by the footbridge.

Viewing

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

Energy Performance

EPC rating is "F", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	25 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.