

Jasmine Cottage

West Tanfield, Ripon, North Yorkshire, HG4 5JJ



Delightful 3 bedroom Grade II listed cottage with a sitting room, dining room, kitchen/breakfast room, 3 double bedrooms and a rear courtyard with outbuildings situated in the heart of this thriving village.

Masham 3 ½ miles, Ripon 5 ½ miles, Harrogate 19 miles, A1 9 miles, Thirsk Train Station 10 ½ miles, Northallerton Train Station 15 ½ miles.

GUIDE PRICE
£349,950



The Property

Jasmine Cottage is situated in the heart of the thriving village of West Tanfield with a charming front garden. Steps lead up to a hornbeam arch and into the front garden. Path leads to the front door and into the entrance lobby. Doors off lead to the sitting room with an open fireplace with a stone hearth and carved slate surround and mantelpiece. Door leads to a study area with a window seat and the staircase to the first floor. Dining room with open fireplace and stone surround. Kitchen/breakfast room with a good range of base and eyelevel units with ample work tops with a breakfast bar, an electric range cooker with extractor fan over; stainless steel 1 ½ bowl sink unit with drainer and plumbing for a dishwasher under. Door to the utility room with base unit and work top with plumbing for a washing machine and space for a dryer. Rear hall with walk-in store and separate cloakroom with low level WC and wall mounted wash handbasin. Door to the rear courtyard from the kitchen and the rear hall.

First floor:- Bedroom 1 is at the front of the house with views over the front garden. Bedroom 2 is at the front of the house with a hatch to the loft space and views over the front garden. Bedroom 3 is at the front of the house with views over the front garden. Family bathroom with panel enclosed bath, sperate walk-in shower; pedestal wash handbasin, part tiled walls, low level WC and airing cupboard with high pressure hot water tank and slated shelving.

Outside

To the front the garden is laid to lawn with stocked borders and a path to the front door. There is an enclosed rear courtyard with 3 outbuildings consisting of an outdoor WC and 2 store sheds. There is also a triple wooden shed for dustbin storage and a side gate giving access to the side of the property and the road.

Location

The property is situated in the heart of the village. West Tanfield has a great local community with 2 pubs, a wonderful Church, Post Office, Garage, Village Memorial Hall, sports ground with tennis courts and a Boules Green. There is also a football pitch and a Cricket Club just outside the village. The town of Masham is close by which 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!

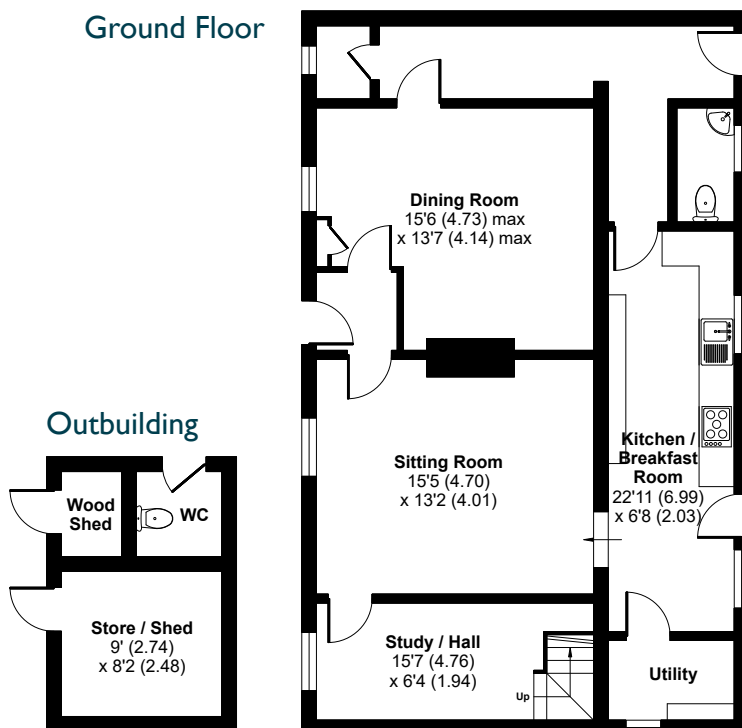
The A1 is just over 9 miles away allowing for access to the major towns and businesses of the North East. The railway station at Thirsk is approximately 10 miles away (Northallerton is 15 ½ miles away) and provides excellent access to the National Rail Network with direct links to London Kings Cross 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 West Tanfield offers delightful riding and walking opportunities and has many other local attractions.

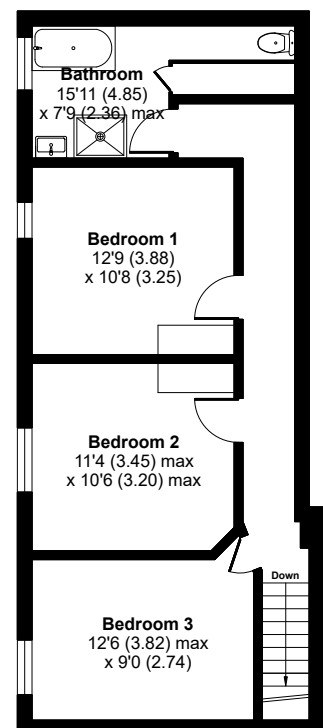


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and drainage.

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

On entering West Tanfield from Ripon after the bridge over The River Ure turn left at the roundabout to Masham. Jasmine Cottage will be found on the right just after the village farm and red post box in the wall.

Viewing

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

Energy Performance

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	68 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.