

The Blacksmith's

Fearby, Ripon, North Yorkshire, HG4 4NF



A wonderful opportunity to purchase this charming 4 bedroomed family home with 3 reception rooms that has been developed and completely re-furnished with an adjoining paddock of around 2 acres with stunning views in the much sought-after village of Fearby.

Masham 2 miles, Ripon 11½ miles, Harrogate 21 miles,
A1 9 miles, Northallerton Train Station 16 miles.

OIEO
£895,000



The Blacksmith's is a beautifully Dales house. It started life as the village Blacksmiths and has recently been extended and completely renovated to form a wonderful family house. The property is situated in the middle of the highly popular village of Fearby and just over a mile from Masham.

The House

The house is fully double glazed with bespoke hardwood windows and also benefits from underfloor heating throughout the ground floor. The house is approached via a front path leading to the front door and into a large reception hall. This in turn leads off to the 3 reception rooms and an additional informal study area off the sitting room. The kitchen is a delight and is fully fitted with a large range cooker, built in micro-wave, fridge/freezer and central island with a built in sink unit and breakfast bar. There is also a large utility room and boot room area off the kitchen and also a WC in the hall.

Upstairs there is a large master bedroom suite with an en-suite shower room and a further 3 double bedrooms with a large family bathroom.

Outside

The garden to the front of the house is laid mainly to lawn with a path to the front door and a brick paved drive to the rear leading to the garage block. There is a large single garage with a separate door and possible work area. The garden is laid to lawn with a wooden fence leading to the rear paddock.

Location

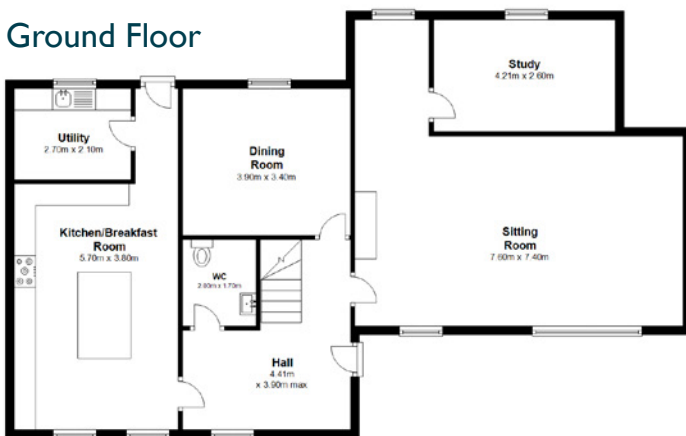
The house is approached via a short drive from the road. The Blacksmith sits in the middle of the sought after village of Fearby with stunning far reaching views to the front. There is a great community in the village of Fearby and many functions are held on the village Green. Fearby also has a great pub and a village hall. The Market town of Masham is close by with a good range of shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, bank, an excellent doctors surgery and 2 Breweries! The area is very well suited for schools with excellent local schools in the nearby village of Healy and the Market town of Masham. The A1 is approximately 9 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 16 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 and the house sits in the middle of the West of Yore hunt country. The countryside around Fearby offers delightful riding and walking opportunities and has many local attractions.



FLOORPLANS

Ground Floor



First Floor





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 the next village in Fearby itself. Carry on through the village, past the Green and Blacksmith's Cottage is found just on the right after a row of cottages.

Services

Mains water; electricity and drainage. Oil fired central heating.

Council Tax

Council tax is 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 "C", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	82 B
55-68	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.