

Up Yonder

Fearby Cross, Ripon, North Yorkshire, HG4 4NE



Delightful 3 bed house with 2 reception rooms, 2 bathrooms (1 en-suite) and a spectacular kitchen/breakfast room, that has been subject to a complete renovation plan and is situated in the middle of this pretty Dales village with a great garden, off street parking and a garage.

Masham 1 ½ miles, Ripon 10 ½ miles, Northallerton 15 ½ miles, Harrogate 23 miles, A1 9 miles.

GUIDE PRICE
£475,000



This charming house stands in the middle of the village of Fearby Cross and has been beautifully and sympathetically restored. There is sitting room, dining room, wonderful kitchen/breakfast room with a utility room and WC and 3 double bedrooms and 2 bathrooms (1 en-suite).

The house is approached via a paved drive and front garden and into the sitting room with an open fireplace with stone surrounds, tiled hearth and log burner in situ and alcoves either side. Window seat overlooking the front garden, stone floor, feature stone wall and beamed ceiling. Dining room with a window seat overlooking the rear garden, log burner on a stone hearth and door to the rear patio and garden beyond. Arch through to the Kitchen/breakfast room with an array of base and eye level units with leathered granite work surface incorporating an induction hob unit with an extractor fan above, bank of Miele units including an oven, micro wave, steamer and hot drawer. There is a separate Island with breakfast bar and the floor is laid to stone with underfloor heating. Double French doors lead to the terrace and garden. Further door leads to the utility room with base units and work surface incorporating a single stainless steel sink unit with plumbing for a washing machine below. Stone floor and door to the garden. There is a separate WC with stone floor and wall mounted wash hand basin with a low level WC and wall mounted heated towel rail. Further room with stone floor and housing the Oil fired boiler and hot water tank.

Stairs lead to the first floor landing with wooden floor and a loft ladder leading to the loft space. Bedroom 1 has views to the front and an en-suite shower room with walk-in shower cubicle, pedestal wash hand basin, low level WC, wall mounted heated towel rail and fully tiled walls and floor with a tiled vanity shelf and an electric shaver point. Bedroom 2 is a double room at the front of the house with 2 built-in cupboards. Bedroom 3 is a double room at the rear of the house with

a window seat overlooking the rear garden. Bathroom with a large double ended bath with central mixer tap and wall mounted tap unit, separate shower cubicle, pedestal wash hand basin with mirror and shaver point above, low level WC with built-in vanity cupboard above, heated towel rail and fully tiled walls and floor.

Outside

There is a paved drive with space to park a car off the road and which leads to a large single garage. Up and over door and space for storage with a door leading into the kitchen. The front garden is laid to flag stones with a low level stone wall and is perfect for bike/bin storage. The rear garden is a delight and is laid to lawn with a large stone terrace area leading off the dining room and kitchen. The garden is West facing and a real feature of the house. The borders are well stocked with a variety of shrubs and plants and forms a wonderful suntrap.

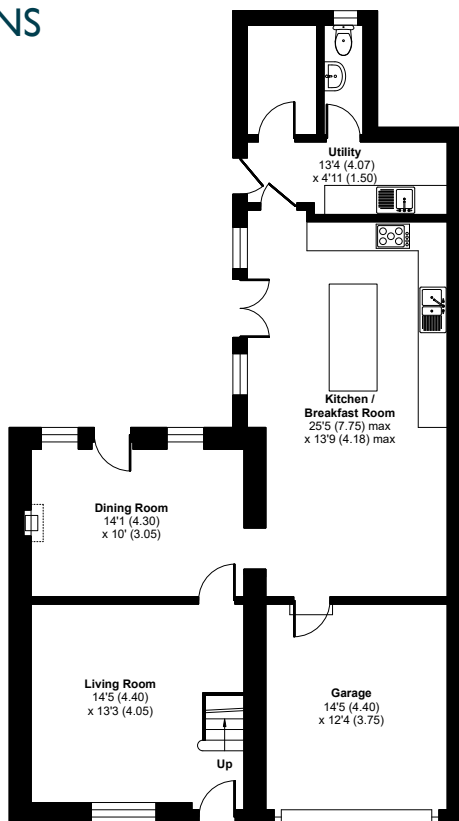
Location

Up Yonder is situated in the heart of the Dales in a wonderful part of the North Yorkshire countryside with quiet lanes perfect for riding or walking. The village of Fearby and Fearby Cross has a large village Green, a great pub in The Black Swan and a warm and friendly community. Masham is close by and provides for the everyday needs of modern life with many day to day shops, garage, doctor's surgery, school and primary school etc. Swinton Park is situated no more than 5 minutes away and provides one of the best Luxury Hotels in North Yorkshire as well as having a very well respected cooking school and luxurious Spa, golf course and trekking centre. There are many other well-known local attractions and the A1 motorway is close by at Bedale and provides excellent links to the heart of the business centres of the North as well as links nationwide from Northallerton mainline station to London Kings Cross, Glasgow, Edinburgh and the West Country via Birmingham.

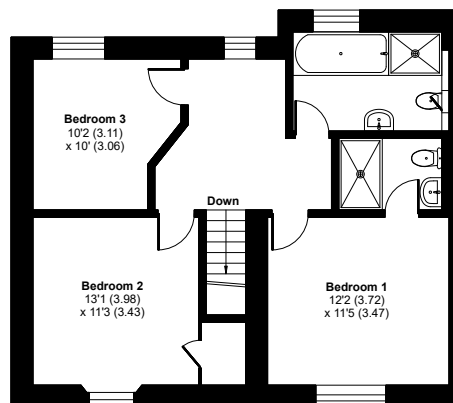


FLOORPLANS

Ground Floor



First Floor





Services

Mains electricity, water and drainage.

Council Tax

Band "C" and payable to North Yorkshire County Council.

Tenure and Possession

Freehold with vacant possession on legal completion.

Directions

From the road leading from Masham you will come to the crossroad at Fearby Cross. Turn left to Swinton and Up Yonder is the second house on the right.

Viewing

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

Energy Performance

EPC rating is "D" rating. Further details available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	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.