

# Chapel Byre

Fearby, Nr Ripon, North Yorkshire, HG4 4NF



Charming, Grade II listed, single storey cottage situated on the Village Green with a double bedroom, garage and an enclosed rear garden situated in the sought after village of Fearby with it's delightful Village Green and excellent pub!

Masham 2 miles, Ripon 12 miles, Harrogate 21 miles, A1 11 1/2 miles, Northallerton Train Station 16 miles.

**GUIDE PRICE**

**£195,000**



Chapel Byre is entered via the garden and into a hallway. Doors lead off into the sitting room. Large room with open ceiling and beams with an open fireplace with brick sides, stone hearth and mantle and a log burner in situ. Arch leads to the kitchen with a good range of base and eye level units incorporating an electric hob unit with an electric oven below and extractor fan above. Single bowl stainless steel sink unit with plumbing for a washing machine below. Space for a fridge/freezer, cupboard housing the oil boiler for the central heating and hot water. Double bedroom with dual aspects over the village Green and the front garden. Bathroom with a panel enclosed bath with a shower attachment over and shower screen, pedestal wash hand basin, low level WC and airing cupboard. Fully tiled floor and part tiled walls.

### **Outside**

There is a pretty rear garden laid to lawn with paved path, oil store shed and metal coal bunker. Gate leads to the small lane at the back with off-street parking and an up and over door leads to the garage.

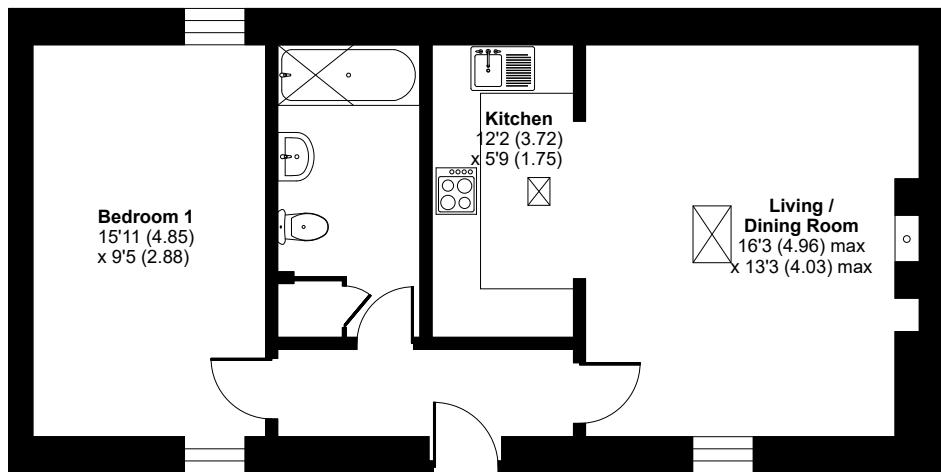
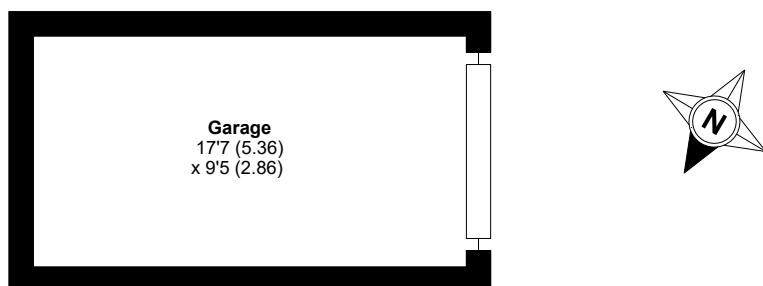
### **Location**

Chapel Byre is situated in the middle of the village with great views. Situated in the Nidderdale area of outstanding natural beauty, Fearby is a much sought after village with its quintessential English Village Green, excellent pub and thriving community. The Market Town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, a very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 17 miles away and provides good 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. There is a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Paul Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.



## FLOORPLANS

### Ground Floor





### Services

Mains water, electric, drainage and oil boiler for central heating and hot water.

### Council Tax

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

### Tenure and Possession

Freehold with vacant possession on legal 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 Cross and enter Fearby. Carry on through the village, along the Green and Chapel Byre is the on the left just after the red telephone box. There is a small lane leading down the side and parking is at the rear.

### Viewing

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

### Energy Performance

EPC rating is "???" rating. Further details 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.