

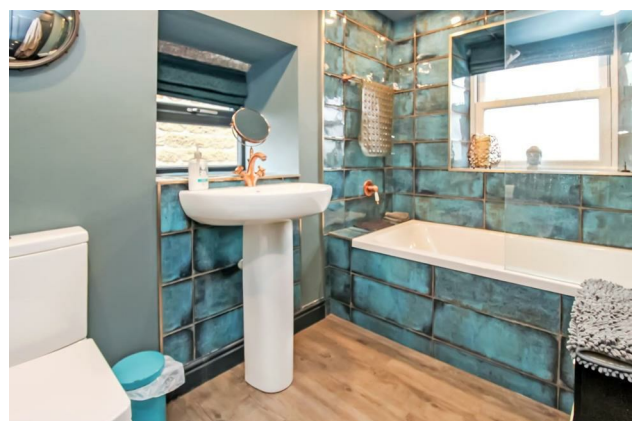
# HUNTERS®

HERE TO GET *you* THERE

**Park View Cottage Main Street, Kirkby Malzeard, Ripon, HG4 3RY**

**Guide Price £275,000**

Property Images



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## Property Images



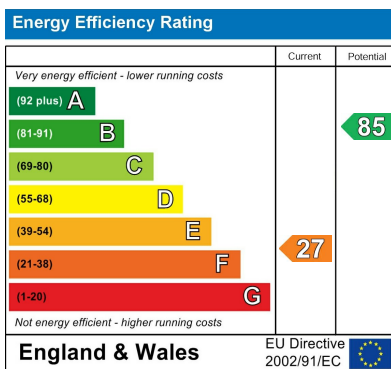
## Floorplan



Total Area: 69.4 m<sup>2</sup> ... 747 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## EPC



## Map



## Details

Type: House - Terraced Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Freehold

## Summary

Nestled in the picturesque heart of the village, this fabulous two-bedroom cottage sits in a prominent position and offers a perfect blend of charm, elegance, and modern comfort with stunning interiors, a thoughtfully designed fitted kitchen, spacious lounge adorned with captivating period features including stone floors and beams, this residence embodies timeless beauty and contemporary luxury.

The cottage boasts a well-appointed, contemporary kitchen equipped with high-quality appliances and ample storage space, making cooking a delightful experience. The generously sized lounge features exquisite period details, including stone floors and exposed beams, creating an inviting atmosphere to relax and entertain guests. Convenience is key, and this cottage provides a convenient lower ground floor utility area, offering additional storage and functionality. The property includes a luxurious bathroom adorned with modern fixtures and fittings, providing a calming retreat after a long day. The cottage offers two bedrooms, a double and twin bunkbed room with access to the double mezzanine level for extra space.

Step outside and discover your private oasis – a beautifully landscaped outdoor space perfect for entertaining. Enjoy alfresco dining, lazy Sunday brunches, or simply enjoy. Impress your guests with culinary delights prepared in the outdoor kitchen area, complete with modern appliances and ample space for food preparation..

Convenience meets practicality with parking space for one car, ensuring you will always have a place to park.

The property is currently a very successful and established holiday let property and could be sold as is, ready to receive your guests.

Kirby Malzeard village has fabulous local amenities with village store, butchers, fish n chips shop petrol station, cricket ground and public house Pateley bridge, Harrogate and Ripon are all within 20 - 25 minutes drive and offers easy access to the A1/A59 for those wishing to travel further field

## Features

• TWO BEDROOMS AND MEZZANINE • LUXURY HOUSE BATHROOM • SPACIOUS LOUNGE WITH LOG BURNER • FITTED KITCHEN • USEFUL UTILITY BASEMENT • PRIVATE OUTDOOR ENTERTAINING SPACE • SUNKEN HOT TUB AND OUTSIDE KITCHEN • PARKING TO THE FRONT FOR TWO CARS • FABULOUS VILLAGES LOCATION CLOSE TO RIPON • EASY ACCESS TO THE YORKSHIRE DALES AND SURROUNDING AREAS