



COWSCOT HOUSE
Kirkby Malzeard, Ripon





COWSCOT HOUSE

BACK LANE, KIRKBY MALZEARD, RIPON, HG4 3SR

Ripon: 6.4 miles, Harrogate: 15 miles, Thirsk: 19 miles

COWSCOT HOUSE IS A SUPERB FAMILY HOME WITH A FANTASTIC INCOME PRODUCING ANNEXE, POSITIONED CENTRALLY IN THE VILLAGE OF KIRKBY MALZEARD. THE BEAUTIFULLY PRESENTED ACCOMMODATION WAS CONVERTED FROM A TRADITIONAL STONE BARN AND NOW OFFERS 5 BEDROOMS WITH DETACHED DOUBLE GARAGE AND VIEWS OVER OPEN FIELDS TO THE FRONT.

Accommodation

5 bedroom detached family home • Self contained 1 bed annexe
Three reception rooms • Large dining kitchen

Externally

Enclosed garden to rear • Detached double garage
Views over open countryside
Central village location



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Situation and Amenities

The property is positioned centrally in the popular village of Kirkby Malzeard, which is approximately 6 miles from the market town of Ripon. The village has an enormous array of facilities including village shop, public house, fish and chip takeaway, butchers, doctors surgery, primary school, church and sports field. The village has a strong community feel and there are many activities that take place in the village for all ages. The property also has the advantage of being in the catchment area for the highly sought after Ripon Grammar school. Further state secondaries can be found in Ripon and Pately Bridge. The village is in the edge of the Nidderdale AONB and is surrounded by beautiful rolling countryside.

Ripon has a more extensive array of amenities including varied sports facilities including swimming pool, numerous gyms and a tennis centre. The shopping ranges from independent boutiques to national stores and there are a number of independent eateries offering everything from Pizzas, Chinese and the traditional British fair.

Cowscot House

Located in the heart of Kirkby Malzeard, Cowscot House is a stunning family home that was sympathetically converted from a traditional Dales stone barn some years ago. The current vendors have lovingly updated the property, including replacement windows throughout, and have cleverly created





a self-contained (income producing) annexe to the ground floor. The property is perfect for families and for those wanting to run a business from home, equally it would suit multi-generational purchasers.

The main house has flexible living accommodation which currently comprises: -

To the ground floor:

Reception hall with superb original arched entrance, which is now fully glazed, timber flooring, stairs off. Cloakroom/w.c, dining room, breakfast kitchen, sitting room, utility room, boot room with bifold doors, guest bedroom with en suite shower room, further bedroom, office.



To the first floor:

Large sitting room with bedroom off and en suite (this could be converted to a stunning master suite with dressing area). There are 2 further bedrooms and a large house bathroom.

Annexe

This pretty one bedroom self-contained annexe is currently operated as a successful air bnb. It offers a fantastic opportunity for those wanting to create an income from home. Equally it would suit those wanting a property with multi-generational living opportunities. With living kitchen diner, bedroom and en suite.





Annexe



Outside

The property is approached to the side through electric gates and onto the gravelled driveway equipped with CCTV, alerting vendors to any visitors. The driveway provides parking for several vehicles and leads to the garage. The double garage has electric remote controlled doors, power and light and side pedestrian access.

The gardens are enclosed to the rear and mainly laid to lawn with meandering path leading to the entrances for both the main house and annexe.



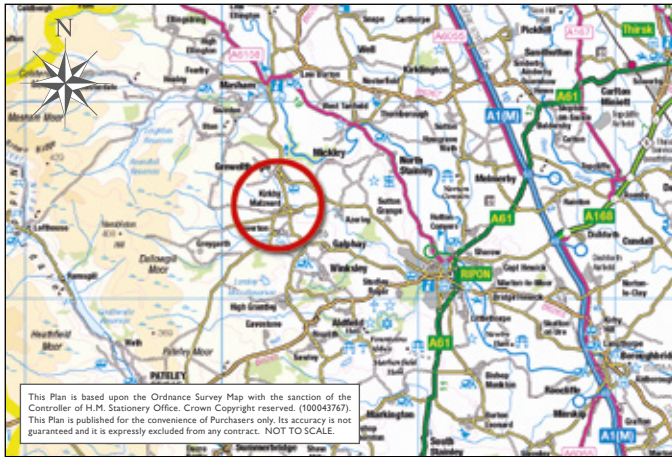
Annexe



Annexe

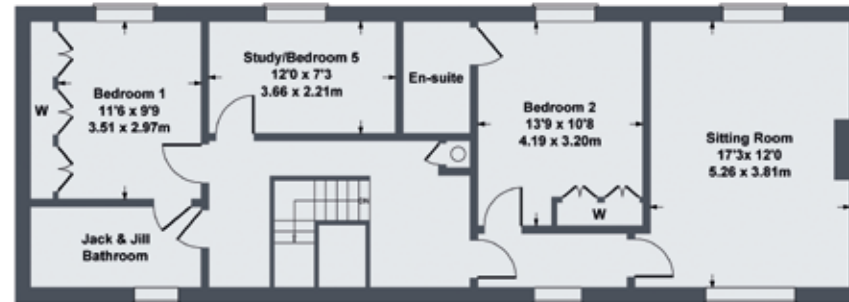


Annexe



Cowscot House, Back Lane, Kirkby Malzeard, Ripon, HG4 3SR.

Approximate Gross Internal Area
2629 sq ft -235 sq m



FIRST FLOOR



GROUND FLOOR

Agents Note

The property is fitted with solar panels which provide electricity and a rebate under the government feed in tariff.

Local Authority and Council Tax Band

North Yorkshire Council. Band G

Services and other information

Oil fired Central Heating system to the main house. Electric radiators to the annexe. Mains electricity, Water and Drainage.

Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: August 2023

Photographs taken: August 2023

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
81	81

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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