



DEVONSHIRE COTTAGE  
Marton Le Moor, Ripon



GSC GRAYS

PROPERTY • ESTATES • LAND



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# DEVONSHIRE COTTAGE

Marton le Moor, Ripon, HG4 5DJ

A beautiful detached four bedroom period property with stunning contemporary extension, immaculate throughout and positioned on a plot around 1/3 acre with gardens, garage, gated driveway and central village location.

## ACCOMMODATION

Individual detached home

Beautifully presented throughout with delightful lounge modelled on Newby Hall

Stunning contemporary extension housing amazing breakfast kitchen

Three/four bedrooms

Three bathrooms

Gardens backing onto open countryside

Popular accessible village

Large double garage and extensive parking with gated driveway



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## Description

Devonshire Cottage is a perfect mix of period and contemporary. Extended a number of times to include a beautiful room inspired by Newby Hall, and most recently with the amazing contemporary breakfast kitchen and master bedroom suite, this home is totally unique. Immaculate throughout, and perfect for downsizers or families, this home is an absolute delight. The owners clearly have a passion for interior design and this is evident the moment that you enter the home. Immaculate in every aspect the property briefly comprises:

To the ground floor: Entrance vestibule leading to the hall and pretty staircase off, curved doorway leads into the split level lounge inspired by Newby Hall, dining/sitting room, study, bedroom 4/snug, cloakroom/shower room, stunning breakfast kitchen with bifold doors to the patio area perfect for early morning coffee.

To the first floor: Master bedroom suite with walk in wardrobe and beautiful ensuite, two further bedrooms overlooking the gardens and open countryside beyond, house bathroom.







## Outside

The property is approached at the side through double timber gates offering a high degree of privacy. The gravelled driveway leads to the side and the parking for numerous vehicles. There is a detached double garage with an electric roller door and the provision of power and light. The garden to the side of the driveway is absolutely lovely. Mainly laid to lawn and with walled boundaries this is a delightful space and enjoys the sun in throughout the day. The redesigned patio and garden to the side and rear are a lovely space for alfresco dining and can be accessed from the bifold doors off the kitchen and a path to the side.

## The Appeal of our Home - The Owners Insight

A great village with privacy. Gorgeous open views, spacious house with a homely yet gracious feel. Lovely garden with all day sunshine and sheep as neighbours. The village is friendly with an active small village hall.





## Situation and Amenities

Devonshire Cottage is positioned centrally in the this picturesque North Yorkshire village of Marton le Moor, well placed for access to the neighbouring market towns of Boroughbridge (4 miles to the south) and Thirsk (10 miles to the north east) and the Cathedral City of Ripon (5 miles to the west). For the commuter, the A1(M) is nearby and provides access to Leeds, York, Harrogate and Teesside. Mainline rail stations in Thirsk and Northallerton provide direct links to London Kings Cross as well as offering services to Leeds and York.

Ripon has a multitude of amenities with a range of independent boutiques and eateries, the usual high street outlets and five supermarkets including the independent Booths. Leisure facilities include Swimming pool and gym, tennis centre and golf club. Secondary and Primary education can be found in both Ripon and Boroughbridge including the sought after Ripon Grammar School.

## Local Authority and Council Tax

North Yorkshire Band F

## Services and Other Information

Mains electric, Water and Drainage and Oil fired central heating.

## Viewings

Strictly by appointment with GSC Grays 01423 590500

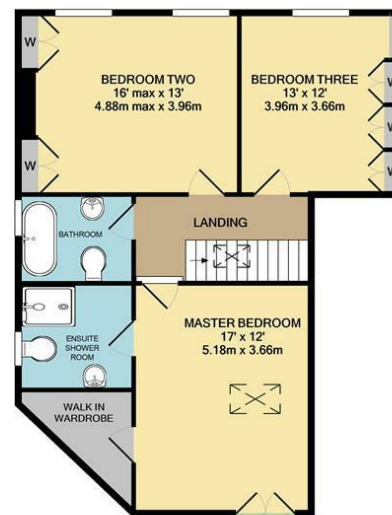
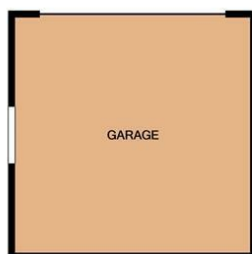
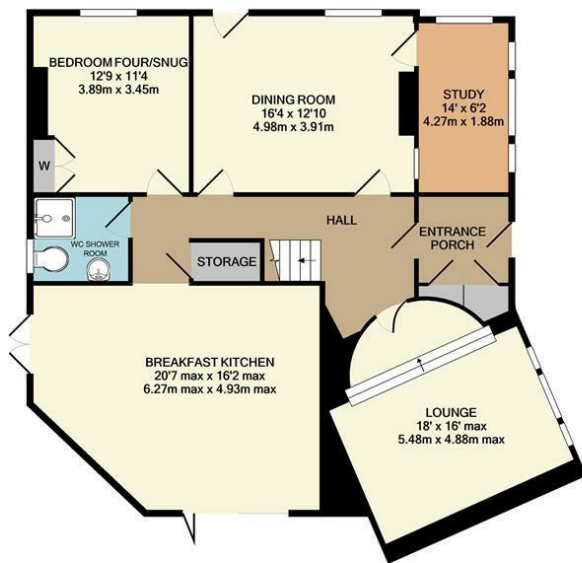
## Wha3Words

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## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 2014 SQ.FT. (187.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>58</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

