



# ORCHARD COTTAGE KILGRAM LANE

Jervaulx, Ripon HG4 4PQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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Orchard Cottage is a characterful property located in the picturesque area of Jervaulx close to the village of East Witton, North Yorkshire within the grounds of the main farmhouse.

The cottage benefits from an entrance hall, two reception rooms, kitchen, breakfast room, utility/w.c. three bedrooms and a family bathroom. Garden and parking.



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Situation and Ameneties

East Witton 3 miles, Masham 5 miles. Leyburn 7 miles. Bedale 6 miles. Ripon 14 miles. (all miles are approximate). Jervaulx is located between the market towns of Leyburn and Masham.

Masham provides local amenities to include a wide ranges of shops, public houses, primary and senior schools. East Witton, closet to Jervaulx, is a small village within the Yorkshire Dales National Park, between Jervaulx Abbey and Middleham. Within the village you will find stone-built cottages and farmhouses and a wonderful village green, in addition to a pub and a Post Office/store. To the West you will find the beautiful countryside of the Dales with the hidden gem of Coverdale. The position of the property allows lovely open views and is very accessible.

Description

Entrance hall leads to the spacious living room with multi burning stove and dual aspect, the second reception room is ideal for a study or dining room with understairs cupboard. The kitchen dining room is fitted with a range of light grey base and wall units with white tiles, contrasting wooden work surfaces incorporating Belfast sink with mixer tap, electric oven, hob with extractor over and integral dishwasher and timber floor. There is a small utility/downstairs W.C. with washing machine and dryer with timber floor.

To the first floor, the landing has a useful cupboard and there are two double bedrooms and a single room. Bedroom one has dual aspects and fitted wardrobe, bedroom two is another double room with eaves storage. Bedroom three is a single room. The family bathroom is fitted with a white suite comprising bath with mains shower over and screen, hand basin with mirror over and W.C. tiled floor.

Externally, the property is approached via a shared driveway and provides private parking. There is a lawned garden with trees and flowerbeds and a flagstone and gravel Patio area. An attached shed houses the oil boiler. There is the opportunity for further garden area upon request under separate negotiation.

Terms and Conditions

The property shall be let either furnished or unfurnished by way of an Assured Shorthold Tenancy for an initial term of 12 months at a rental of £1,200 per calendar month, payable in advance by standing order, In addition, a bond of £1,442 shall be payable prior to occupation. The property can be let furnished or unfurnished.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm. However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The Landlord's agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior written consent of the Landlord, which will be subject to separate rental negotiation.

Local Authority and Council Tax

North Yorkshire Council

For Council Tax Purposes the property is a Band D.

Services and Other Information

The property is served by Oil central heating with mains electricity, water and drainage connected.

Viewings

Strictly by appointment only via the Agents GSC Grays. Tel: 01748 829210

Particulars and Photographs

Particulars written April 2025

Photographs taken April 2025

Disclaimer



# Orchard Cottage, Jervaulx, HG4 4PQ

Approximate gross internal area  
House 97 sq m - 1044 sq ft

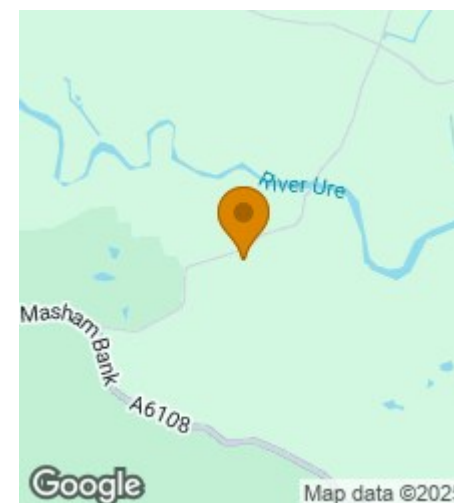


## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2024

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         | 100                     |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 55      |                         |
| (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 |



## 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.