



The Gatehouse

Bedale Lane, Wath, Ripon, HG4 5JA



Robin Jessop

A TRADITIONAL DETACHED COTTAGE IN NEED OF REFURBISHMENT WITH STUNNING VIEWS AND LARGE GARDEN

- Traditional Detached Cottage
 - In Need of Refurbishment
 - Four bedrooms
 - Three Reception Rooms
 - Large Plot with Gardens
 - Ample Parking & Detached Double Garage
 - Stunning Views
 - Guide Price: Offers Over £350,000
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SITUATION

Ripon 3 ½ miles, Thirsk 8 ½ miles, Bedale 7 miles, A1(M) Interchange at Baldersby 4 miles, Harrogate 17 miles (all distances are approximate).

Wath is conveniently situated in relation to the popular market towns of Bedale, Thirsk and Masham and within easy reach of the historic City of Ripon. It is also within easy reach of the A1 Motorway Interchange at Baldersby providing good access to the major urban centres of Leeds, York, Harrogate, Teesside and Tyneside.

The village benefits from a traditional pub serving meals and an active community with village hall.

The property is also well located to access the popular and well sought after Ripon Grammar School.



DESCRIPTION

The Gatehouse comprises a traditional detached house of red brick construction. The property has been in the same ownership for 47 years and does not require refurbishment throughout. However, it offers huge potential to create a spacious family home within a large plot on the edge of the village.

The property offers light and airy accommodation which comprises a useful porch, a kitchen with a good range of fitted units, an oven and grill with hob, dishwasher, plumbing for a washing machine and ample space for a dining table. Just off the kitchen there is a conservatory which overlooks the gardens. Also, on the ground floor there is a large living room with gas fire and a dining room with an under-stair cupboard and a wooden feature fireplace.

To the first floor there are four double bedrooms and two bathrooms. Each bedroom enjoys a lovely outlook across open countryside.

Externally the property is complemented by a double garage with additional storage which could be used as a workshop or converted to a home office if required. There is also ample parking on the driveway for a number of vehicles. The gardens are generous and laid to the side of the property with lawn, and a mix of flower borders and fruit trees.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.



MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The boundaries of the property are shown edged red on the plan within this brochure.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

`///sprains.streaks.bottom`

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band D.

SERVICES

Mains electricity. Mains water. Septic tank drainage. Oil central heating. Broadband connection available.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, DL7 8AD Tel: 01609 780780



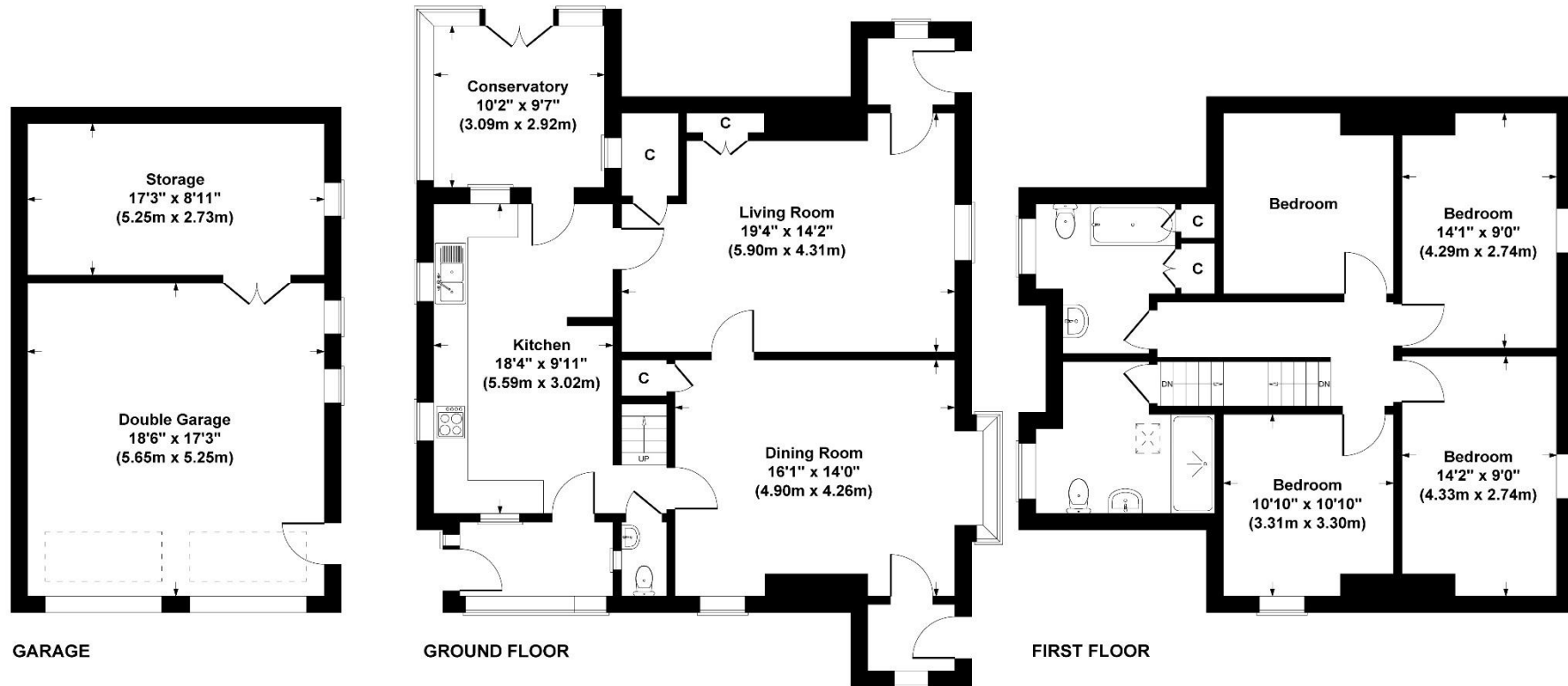
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Approximate gross internal area

House 158 sq m - 1701 sq ft

Garage 45 sq m - 484 sq ft

Total 203 sq m - 2185 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.

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