



The Gun Room

Middlesmoor, Harrogate, North Yorkshire, HG3 5ST



Robin Jessop

A STYLISH ONE BEDROOM COTTAGE SITUATED IN A QUIET AND PICTURESQUE VILLAGE LOCATION

- Stone Built Cottage
- One Double Bedroom
- Open Plan Kitchen and Living Room
- Village Location with Views
- Located in the Nidderdale AONB
- Ideal Holiday Let or Bolt Hole
- Guide Price: £225,000 - £250,000

SITUATION

Lofthouse 1 miles. Pateley Bridge 8 miles. Masham 12 miles. Ripon 19 miles. Harrogate 22 miles.

Middlesmoor is a quiet and rural village which is located within the Nidderdale Area of Outstanding Natural Beauty. The village has the benefit of a public house which serves meals, and the nearby village of Lofthouse also has a public house, chapel and village hall running various clubs and events. Also, the area is very popular for walking and cycling. The larger town of Pateley Bridge offers a wider range of facilities including shops, cafes, a doctor's surgery and a swimming pool.

DESCRIPTION

The Gun Room is a traditional stone built cottage which has been tastefully converted to provide stylish accommodation. The property boasts quality fittings throughout and benefits from being double glazed and having electric central heating.

The living accommodation can be found to the first floor and has direct access via an external stone staircase. The open plan kitchen/living room features a log burning stove and has windows to three aspects allowing in plenty of light. The kitchen area has a breakfast bar and has a range of modern fitted units complemented by wooden worktops and integrated appliances. A spiral staircase leads down to the ground floor and entrance hall which has a door out to the front. There is a good sized double



bedroom with built in wardrobe and an ensuite which is fully tiled with WC, basin and walk in shower. Completing the ground floor is a useful utility room which is plumbed for a washing machine together with a cloakroom.

Overall, The Gun Room would make an excellent bolt hole, first home or investment property in a sought after rural yet accessible location.

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.

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.

[///marble.jobs.crusaders](https://www.marble.jobs.crusaders.com)

FIXTURES & FITTINGS

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

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band B.

SERVICES

Mains electricity. Mains water. Mains drainage. Electric central heating with Solar Panelled FIT. Broadband connection available.

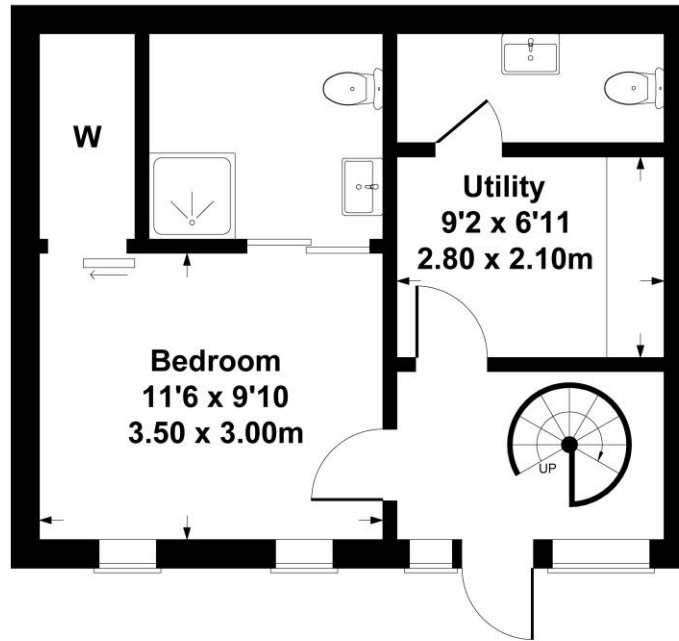
LOCAL AUTHORITY

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

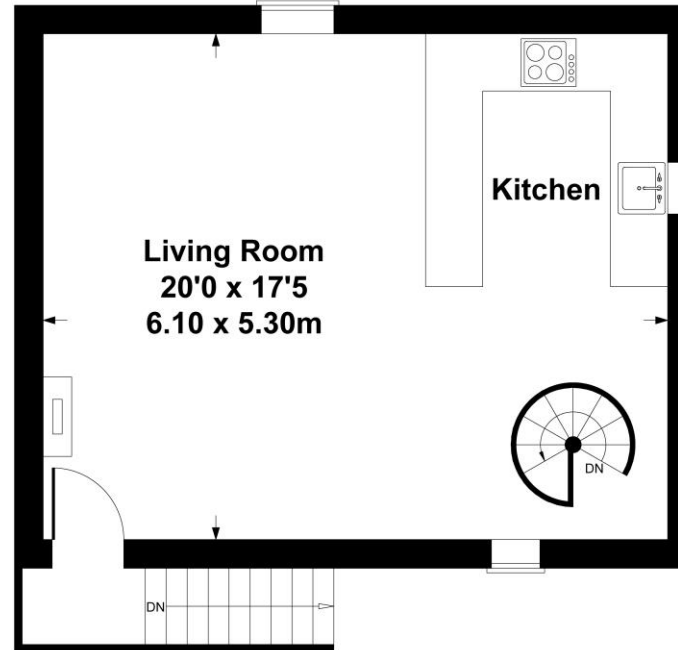


The Gun Room, Middlesmoor

Approximate gross internal area
House 69 sq m - 743 sq ft



GROUND FLOOR



FIRST FLOOR

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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