



# I Chapel View Cottage

Thirn, Ripon, North Yorkshire, HG4 4AU



Robin Jessop



# A STUNNING COUNTRY COTTAGE IN A QUIET VILLAGE LOCATION CLOSE TO BEDALE & MASHAM

- Attractive Stone Built Cottage
- Well Appointed & Presented
- Three Double Bedrooms
- Open Plan Dining Kitchen & Living Room
- Large Walled Gardens
- Converted Studio Outbuilding
- Guide Price: £525,000

## SITUATION

Bedale 4 miles. Masham 4 ½ miles. Leyburn 7 miles. Northallerton 10 miles. Richmond 12 miles. Ripon 13 miles.

Thirn is a small rural village conveniently situated mid-way between the thriving market towns of Bedale, Masham and Leyburn in this very picturesque part of Lower Wensleydale.

The local is rural yet accessible with a number of facilities and amenities available in the nearby towns of Bedale, Masham and Leyburn including shops, cafes, pubs and restaurants together with primary and secondary schools and doctors' surgeries. The location is also convenient for commuting with the A1(M) providing access the larger centres of Harrogate, York and Teesside.

## DESCRIPTION

1 Chapel View Cottage is an attractive stone built semi-detached character property centrally situated in the village of Thirn. The property is very well presented to exacting standards and had been well maintained offering flexible family accommodation across two floors. The property is fully double glazed and benefits from oil fired central heating.

The property is entered into via a useful boot room with utility





area. This is plumbed for a washing machine and tumble dryer and has a ceramic sink set within the wooden worktop. Leading through the inner hall there is a cloakroom with WC and basin to the left and doors providing access into the kitchen and dining room to the right. The kitchen diner features a good range of wall and base units complemented by oak worktops. There are integrated appliances including a dishwasher and Range style cooker with space for a fridge freezer. A central island provides additional storage and seating. The living area has an oak floor and feature fireplace with French doors overlooking and leading out to the garden. Completing the ground floor is a dining room which has a log burning stove and also has French doors leading out to the garden. This could be used as a sitting room if preferred.

To the first floor there are three double bedrooms and a house bathroom with WC, hand basin, bath and shower cubicle. The larger bedroom features a walk-in dressing room.

Externally the property is complemented by generous gardens to the rear and side of the property. These feature a large lawn, raised flower beds and a raised patio overlooking open fields to the rear. Usefully, the outbuildings have been tastefully converted to provide a guest annexe or entertaining space with a living room with kitchenette together with a shower room, and a home office. This may be suitable for guest accommodation but also a games room or play room. To the front there are raised flower beds and a path leading to the front door. There is a gravelled parking area for one vehicle and on street parking available.

Overall, 1 Chapel View Cottage offers a unique opportunity to purchase a characterful village cottage and guest annexe which is well appointed with generous gardens and parking.

## GENERAL REMARKS & STIPULATIONS

### VIEWING

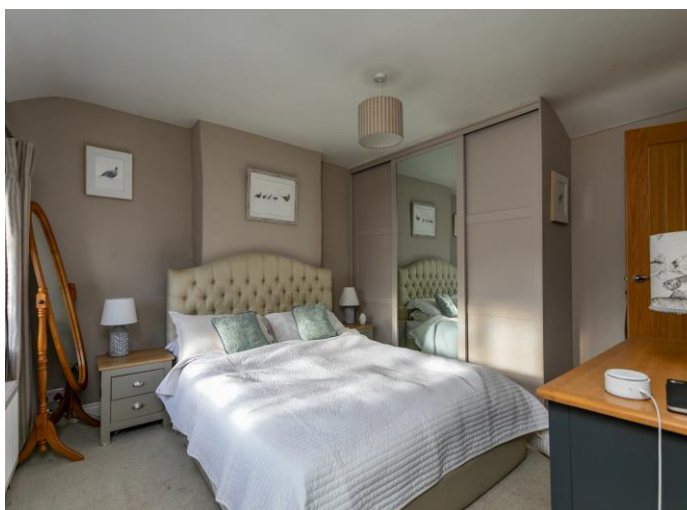
Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

### 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.

///should.lecturing.strapped

#### 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. Mains drainage. Oil fired central heating.

#### BROADBAND

High speed connection available.

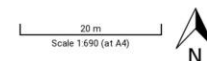
#### LOCAL AUTHORITY

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



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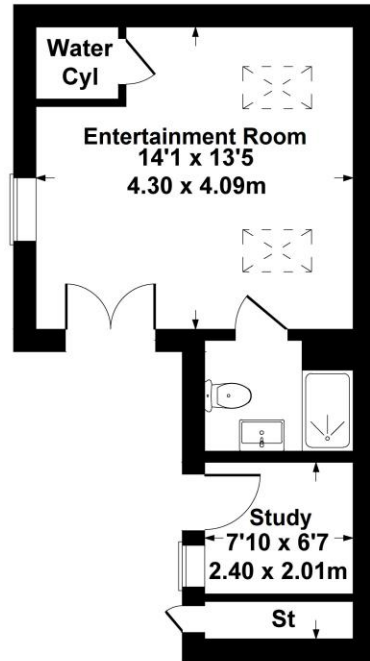
Plan For Identification Purposes Only



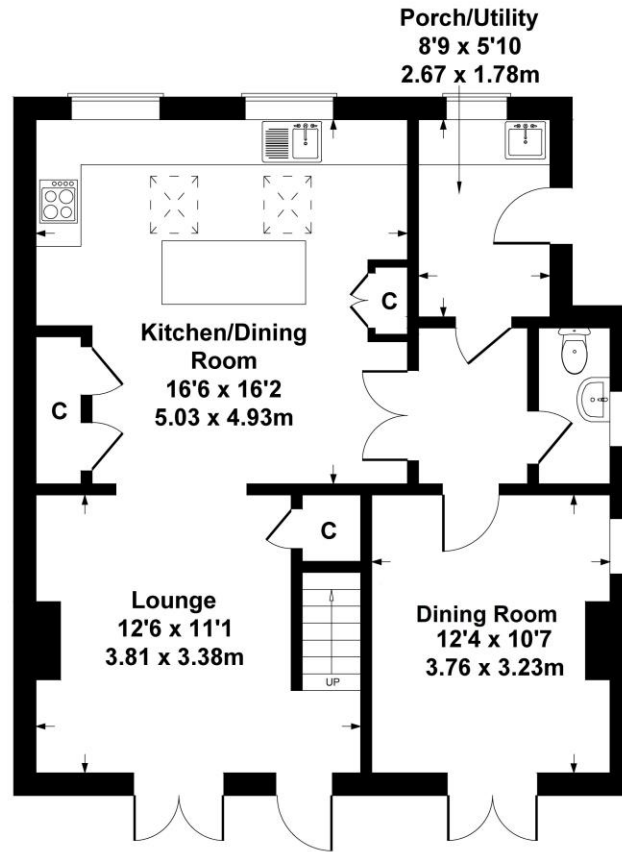
# 1 Chapel View Cottage

Approximate gross internal area  
139 sq m - 1498 sq ft

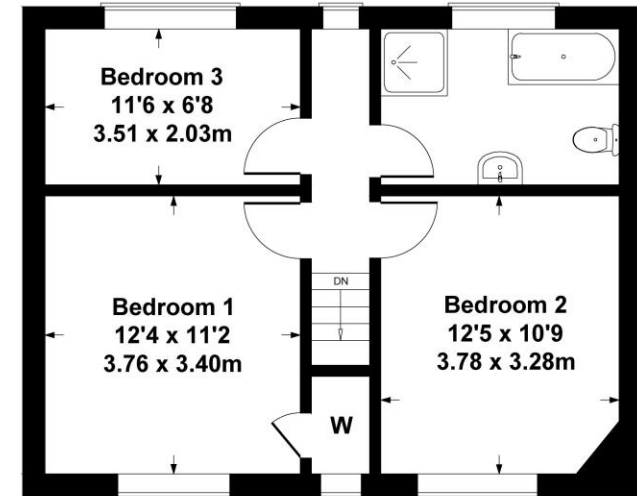
| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) A                                     |         | 80                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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 |
| WWW.EPC4U.COM                               |         |                         |



Annexe



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.

Produced by Potterplans Ltd. 2024

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