



Falcon House , Grewelthorpe HG4 3BW  
£695,000



**JOPLINGS**  
Property Consultants







# FALCON HOUSE

## GREWELTHORPE, HG4 3BW

We are delighted to have the opportunity to offer this most attractive stone built, Georgian Detached village property, full of character and retaining many of its original features. Offering generously proportioned and well arranged accommodation with three Reception rooms, four Bedrooms, one benefitting from an En-suite Shower Room, attractive Gardens and four Parking spaces at the rear.

The property is offered in turn key condition having gone through a programme of renovation works including a new roof with upgraded loft insulation and new chimney stack, repointing, new external oil fired central heating boiler and hot water cylinder, double glazing to the majority of windows, new radiators in the majority of rooms, newly laid carpets and kitchen flooring, upgraded electrics, LED lighting and extra sockets and a fully refurbished and redesigned kitchen with a range of integrated appliances.

PLANNING PERMISSION - ZC23/03910/FUL | Erection of single storey side extension and detached double garage. | Falcon House Grewelthorpe Ripon North Yorkshire HG4 3BW has now been granted. Please visit the North Yorkshire Planning Portal and enter the above code to find further details.

\*\*\*NO ONWARD CHAIN\*\*\*

### ENTRANCE

A Timber Entrance door with Transom window above gives access into the property.

### ENTRANCE HALLWAY

The property has a light and airy L-shaped Hallway with stairs leading to the first floor benefiting from a full height fixed window. Decorative features in this hallway are: part panelled walls, Yorkshire stone internal wall, timber beams and a built-in illuminated part glazed display cabinet. Stone steps lead down to the Timber part-glazed Garden door with an understair wine rack. Radiator with decorative cover.

### DRAWING ROOM

Double Glazed UPVC Sash style window to the Front with a stone sill. Built-in shelved alcove cupboards. Open fire with stone hearth and surround with a timber mantel above. Original beamed ceiling. Featured arched windows through to the Snug. Radiator.

### DINING ROOM

Dual aspect room with Double Glazed UPVC Sash style window to the Front with stone sill and UPVC Double Glazed fixed window to the side with slate sill. Feature internal window through to the Hallway. Original Beamed ceiling. Multi fuel stove with stone hearth and surround with timber mantel above. Radiator.

### SNUG

Double glazed UPVC bow window to the Rear with a deep stone sill. Feature arched windows through to the Drawing Room. Built-in shelved storage cupboard, a further shelved alcove with concealed lighting and wall-mounted book shelves. Open fire stone with a stone hearth and surround with timber mantel above. Original beamed ceiling. Radiator.

£695,000



### BREAKFAST KITCHEN

Dual aspect UPVC Double Glazed windows to Front and Rear. A range of painted pine base and wall units with coordinating work surface with upstands and rear window sill. Plate rack and illuminated display cabinets with concealed lighting. Integrated French farm house porcelain sink with chrome mixer tap. Integrated dishwasher and fridge. Stainless steel electric double oven and grill with halogen hob and brushed stainless steel splashback and extractor above. Recessed lighting. Space for fridge freezer. Vertical radiator. Door leading out to the Rear Courtyard and Garden.

### CLOAKROOM / UTILITY

6'5" x 5'6" (1.96 x 1.68)

#### WC

Opaque Double Glazed UPVC window to Rear with tiled sill. Full-height tongue and groove panelling. Low-level WC.

#### UTILITY

UPVC Double Glazed window to the Rear. Base unit with coordinating work surface over. Composite sink and drainer with mixer tap. Original beamed ceiling. Space for washing machine and tumble dryer. Tongue and groove panelling. Recessed lighting. Radiator.

### FIRST FLOOR

#### HALF LANDING

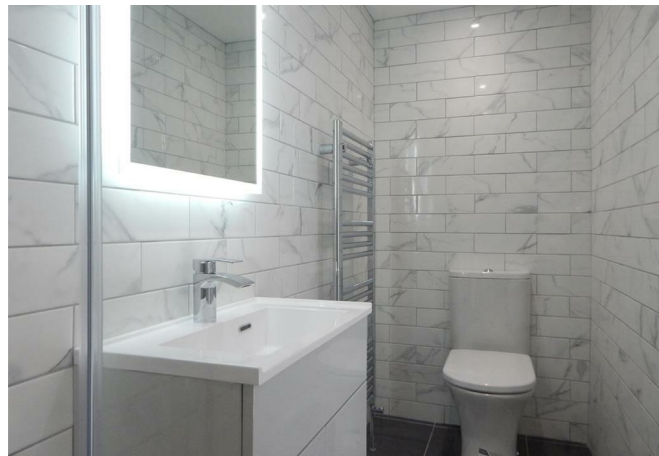
Deep fixed Timber window to the Rear with stone sill. Continuation of wall panelling.

#### MAIN LANDING

Stairs rising to the Second Floor. 1x Double Glazed UPVC window to the Rear and a further Timber Double glazed window to the Rear, both having stone sills. Feature oak window onto stairs. Understairs cupboard housing the hot water cylinder and a further high-level storage cupboard above the Shower Room. Recessed under stairs display / storage shelves. Continuation of wall panelling. Radiator with decorative cover.

### MASTER BEDROOM

Double Glazed UPVC Sash style window to the Front. Built-in painted pine wardrobes and dressing table area with drawers. Radiator.





**EN-SUITE** 9'11" x 3'6" (3.02 x 1.07)  
Walk-in one and a half shower cubicle with thermostatic rainfall and hand-held shower, wash hand basin with vanity unit under and low-level WC. Illuminated mirror. Fully-tiled walls and flooring. Extractor. Recessed lighting. Chrome ladder style towel rail.

**BEDROOM TWO**  
Double Glazed UPVC Sash window to the Front. Radiator.

**BEDROOM THREE**  
UPVC Double Glazed window over looking the Rear Garden. Radiator.

**SHOWER ROOM** 6'0" x 5'6" (1.83 x 1.68)  
Timber opaque Double Glazed window to the Front. Suite comprising: Fully-tiled corner shower cubicle with electric shower, wash hand basin with mixer tap set within a painted beech vanity unit and shelves with tiled splashback and mirror above and back to unit WC. Tiled flooring. Shaver socket. Recessed lighting. Extractor. Ladder style towel rail.

**HOUSE BATHROOM**  
Timber opaque Double Glazed window to the Front with a further 2x Conservation roof light windows. Suite comprising: free standing roll top bath with decorative wrought iron legs and chrome telephone shower head and mixer tap, feature wash hand basin with mixer tap within a decorative twisted wrought iron stand and matching mirror above and high flush WC. Built-in painted Tulip wood storage / display cabinet. Tongue and groove panelling to dado height. Feature high level decorative wrought iron rail. Shaver socket. Extractor. Recessed lighting. Traditional ladder towel radiator.

**SECOND FLOOR**  
**LANDING**  
Exposed Yorkshire stone wall and original beams. Undereaves storage cupboard. Fire door leads to Bedroom Four.

**BEDROOM FOUR**  
With exposed original rafters and cross beams with pitched ceiling.

3x Conservation roof light windows, with one being an Emergency Exit window. Undereaves storage cupboards. Built-in wardrobe and shelves. Recessed lighting. 2x Radiators.

**OUTSIDE**  
**TO THE FRONT**  
Two stone Falcons are positioned at the entrance to the property on the stone boundary wall with steps leading down to a gravelled low maintenance Front and Side Garden.

**TO THE REAR**  
A Communal Driveway leads to 4 x Parking spaces at the Rear and a Timber pedestrian access gate gives access into the Courtyard and a further Rear and Side Garden.

**COURTYARD**  
The gently sloping Courtyard is divided from the main Garden by a stone wall and wrought iron gate and is paved with York stone. A corner bed allows for planting. External oil fired central heating boiler is located under the Kitchen window.

**REAR AND SIDE GARDEN**  
Mainly laid to lawn with circular and corner paved seating areas. Hedged boundaries to the Side and Front and stone boundary wall to the Rear. Raised bed and further borders with a variety of established trees and shrubs.

**COUNCIL TAX**  
Council Tax Band E

**SERVICES**  
Mains electric  
Mains water and drainage









## DIRECTIONS

From Ripon proceed out on the Kirkby Road and follow the road all the way to Grewelthorpe village. On entering the village proceed straight on, past the village pond, The Crown Inn and St James' Church. The property can be found on the right hand side opposite The Old School as identified by our board.

### A BIT ABOUT GREWELTHORPE

Grewelthorpe, located in the Nidderdale area of outstanding natural beauty, benefits from The Crown Inn (temporarily closed), St James' Church, the village hall and community café with its many clubs and events and the Grewelthorpe C of E Primary School which is in the catchment area for the renowned Ripon Grammar School and The Outwood Academy. The village is also well positioned for local shops, amenities and activities in Kirkby Malzeard, Masham and Ripon.

The nearby village of Kirkby Malzeard (approx 5 mins) has amenities such as: a doctor, a village store, a butcher, a fish and chip shop and a garage. There is a more comprehensive range of services in Masham (approx 6 mins).

Local attractions include; Hackfall woods, Fountains Abbey, the historic market town of Masham including the Black Sheep and Theakstons Brewery and the beautiful Yorkshire Countryside.

For those requiring travel further afield, Leeds Bradford Airport and Teesside International Airport can be accessed within an hour by car and there is a London to Harrogate Train Service (approx 37mins away) or a direct London to Thirsk Train Service (approx 30mins away).

### ADDITIONAL INFORMATION

Further works to the property ...

December 2014 - Formal Approval for Planning Permission has been agreed for a Garage at the Rear of the property -14/04157/FUL .

January 2015 - The Sitting Room, Drawing Room and Dining Room chimneys have now been lined by Chimneycrete. These have a written 25 year guarantee.

January 2015 - Wrought iron guttering has been checked and updated where necessary.

February 2015 - 4x New UPVC Sash style windows to the Front of the property - Drawing Room, Dining Room, Master Bedroom and Bedroom Two.

April 2016 - Formal Approval for Planning Permission has been agreed for a Single Storey Extension to the Kitchen - 16/01003/FUL

### IMPORTANT INFORMATION

In accordance with The Estate Agents Act 1979, prospective purchasers please note that the vendor is a relative of an employee of Joplings Estate Agents.

### OPENING HOURS

RIPON - Monday - Thursday: 9.00 a.m. - 5.30 p.m.

Friday: 9.00 a.m - 5.00 p.m

Saturday: 9.00 a.m - 1.00 p.m

Sunday: Closed

### JOPLINGS INFORMATION

Joplings is a long established independent practice of Chartered Surveyors, Residential and Commercial Sales & Letting Agents and Valuers with offices in both Ripon & Thirsk.

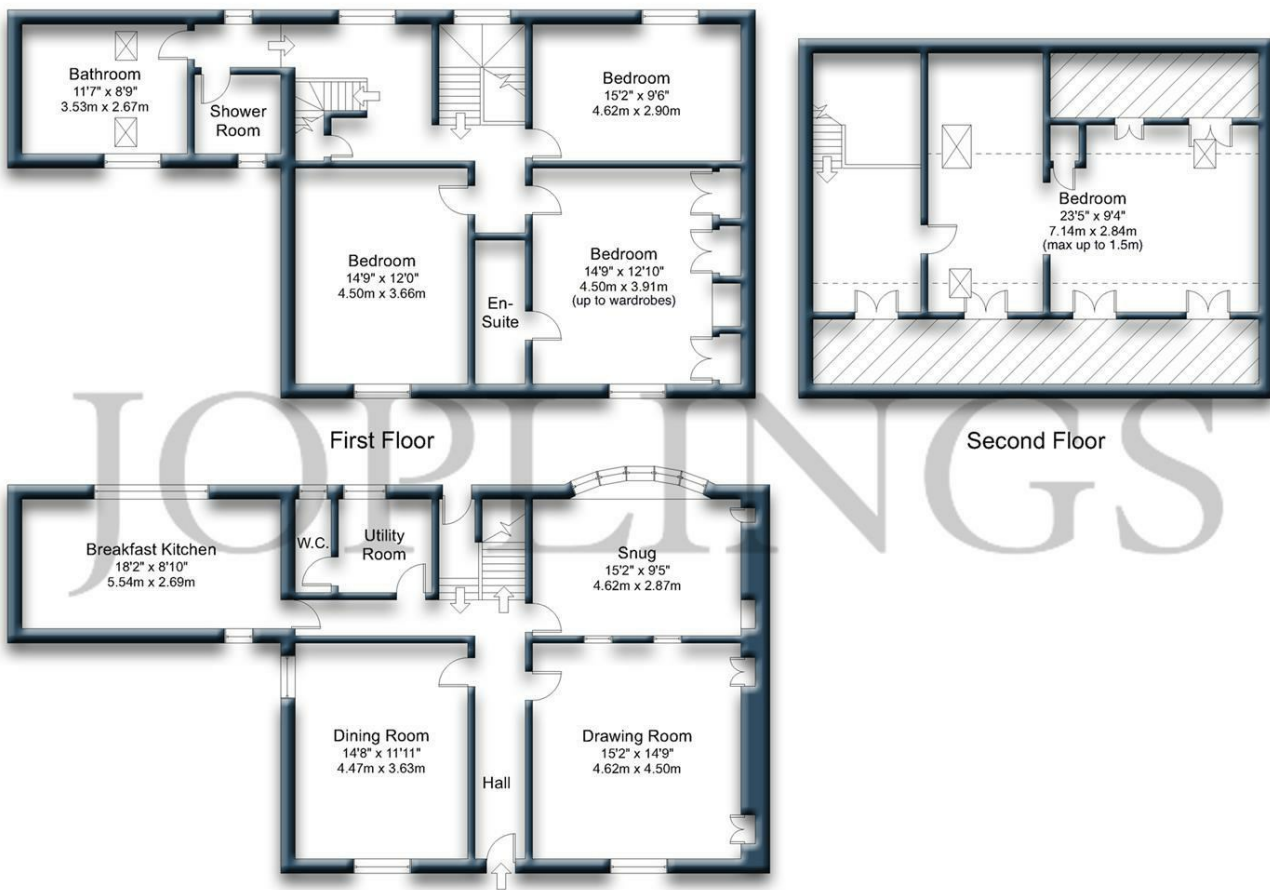








# FLOOR PLANS



Ground Floor  
Gross internal floor area excluding Eaves (approx.): 201.6 sq m (2,171 sq ft)

Not to Scale.  
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# LOCATION MAP



# ENERGY PERFORMANCE GRAPH

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>	<b>England &amp; Wales</b>
		<b>61</b>	EU Directive 2002/91/EC

# VIEWING

Please contact our Ripon Office on 01765 694800 if you wish to arrange a viewing appointment for this property or require further information.

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