



MOOR VIEW

HEALEY | MASHAM | NORTH YORKSHIRE | HG4 4LH

Moor View presents an exceptional opportunity to acquire a detached period cottage nestled within expansive gardens and grounds in the idyllic Conservation village of Healey.

Rarely does such a remarkable opportunity arise – to embark on the restoration of a property steeped in history and situated in such a unique location.

This ambitious endeavour promises not only an appealing restoration project but also a deeply rewarding journey for those who aspire to create their forever home amidst the enchanting backdrop of Healey's picturesque landscape.



ACCOMMODATION

GROUND FLOOR

- Sitting room with log burning stove
- Dining room
- Kitchen
- Utility room
- Storerooms

FIRST FLOOR

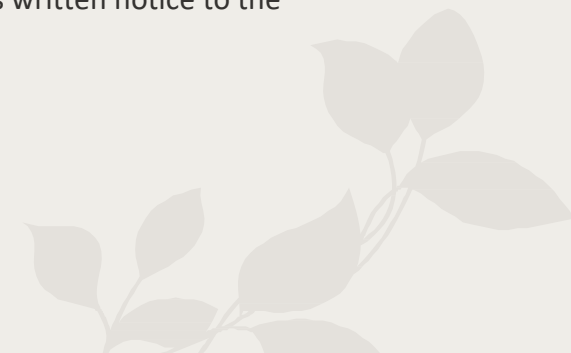
- Landing
- Two double bedrooms
- Single bedroom
- House bathroom

EXTERIOR

- Private driveway
- Off-road parking
- Front gardens
- Rear gardens
- Outbuilding
- Garden stores/kennels
- Greenhouse

Please note:

The Property or any part thereof should not be marketed for sale without first having given a minimum of 28 days written notice to the transferor.





GROUND FLOOR

The internal accommodation is entered through the sitting room with exposed oak beam and log burning stove. There is a further reception room with internal access to several storerooms which could be incorporated into the main living accommodation. To the rear of the ground floor is a kitchen and adjoining utility room.



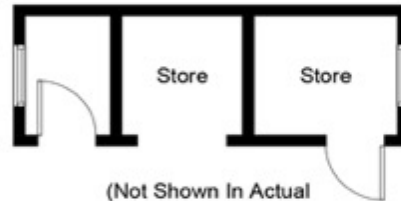


FIRST FLOOR

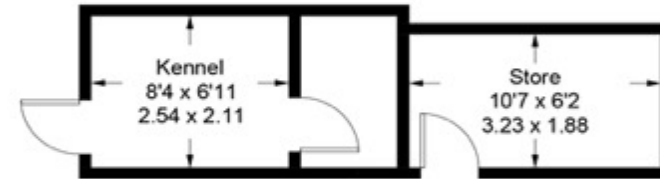
There are currently two separate staircases leading to the first-floor bedroom accommodation which comprises two double bedrooms, a single bedroom and house bathroom.

Moor View, Healey, Ripon, HG4 4LH

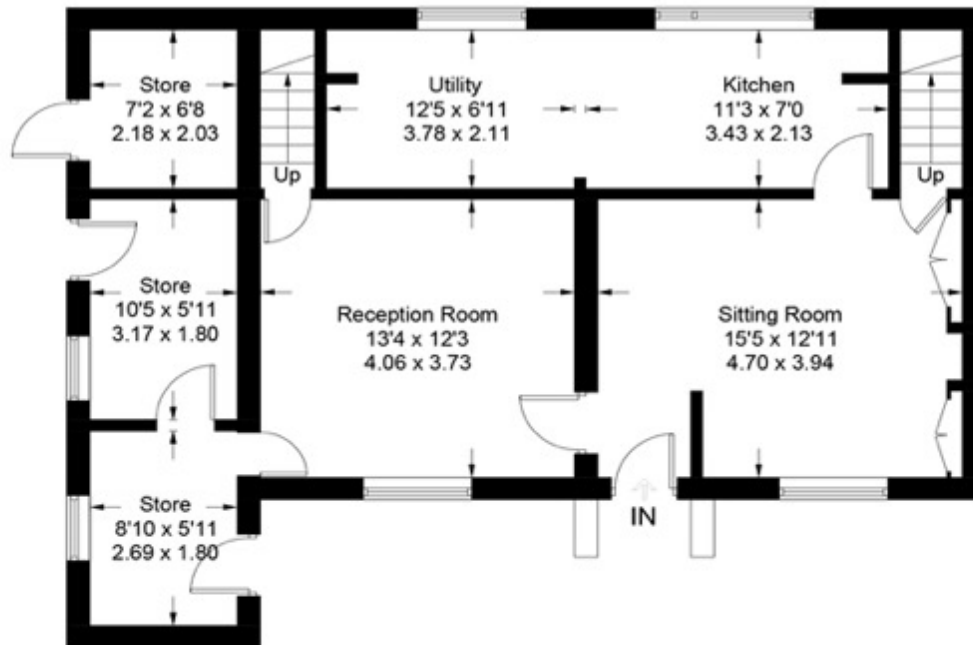
Approximate Gross Internal Area
 Ground Floor = 795 sq ft / 73.9 sq m
 First Floor = 604 sq ft / 56.1 sq m
 Outbuildings = 242 sq ft / 22.5 sq m
 Total = 1641 sq ft / 152.5 sq m



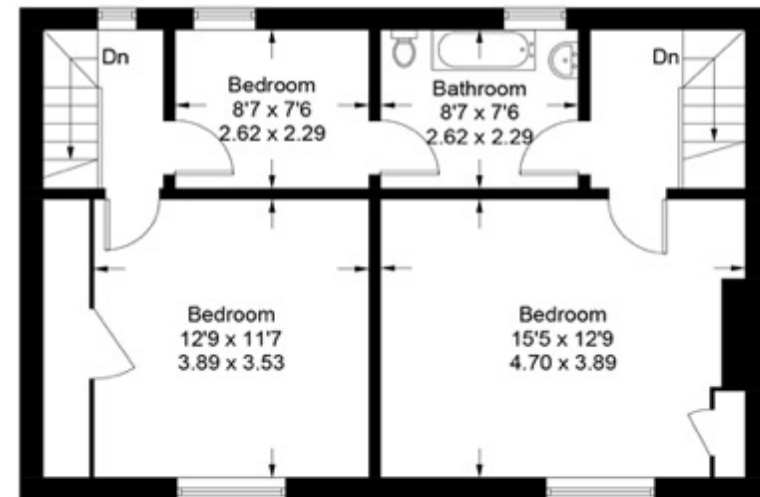
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Gardens and Grounds

Moor View enjoys a delightful setting in generous gardens and grounds with uninterrupted views over the surrounding countryside.

The gardens are mainly laid to lawn bounded by low stone walling and natural hedging. A private drive leads to off-road parking, various outbuildings and garden stores.

Location

The property is situated in the picturesque Conservation village of Healey. It is located in the valley of the River Burn, to the immediate west of the village of Fearby and approximately three miles west of Masham in the Nidderdale Area of Outstanding Natural Beauty.

The nearby market town of Masham has much to offer, perched on the banks of the river Ure. Located in the rolling countryside of Lower Wensleydale, it provides a perfect base to explore the magnificent expanse of the Yorkshire Dales and Moors. Rivers, reservoirs and pastures, woodlands, ancient monuments and breathtaking moorland are right on the doorstep.

The town offers a wide selection of amenities and facilities including; butchers, bakers, two breweries, hairdressers, galleries, grocer and greengrocer, fine wine shop, newsagent, chemist, supermarket, petrol station and bustling twice weekly market.

The town also offers great cafes, hotels, restaurants and a thriving Church of England primary school, two churches, cricket club and recreation ground.

Healey is situated approx. 12 miles north of the Cathedral city of Ripon with a bustling weekly market, a wide variety of shops, services and supermarkets together with public houses and restaurants, plus a leisure centre, swimming pool, racecourse, golf club, sports clubs and the renowned Ripon Grammar School.

Swinton Park Estate is just over three miles away and is a wonderful destination for a sumptuous afternoon tea or to take advantage of the country club and luxurious spa.

The towns of Richmond, Leyburn and Bedale are within easy reach and access to the A1(M) is approximately 12 miles distant. It is also conveniently located to Northallerton and Thirsk train stations, providing excellent access to the national rail network with direct links to London Kings Cross.





Method of Sale: The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and private drainage. Oil fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating E. Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Masham 3 miles, A1 (M) 12 miles, Ripon 12 miles, Northallerton 17 miles, Thirsk 18 miles (All mileages are approximate)

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