

# Holly Tree Farm

Fearby, Nr Ripon, North Yorkshire, HG4 4ND



An exceptional and highly desirable Grade II listed house in an elevated position commanding far reaching views overlooking the Village Green with a wonderful mature garden, a collection of small stone outbuildings, 2 carports and a highly sought after 2 acre paddock with small spinney and pond.

Masham 2 miles, Ripon 12 miles, Harrogate 21 miles, A1 11 ½ miles, Northallerton Train Station 16 miles.

**GUIDE PRICE**  
**£997,500**



## The Property

Holly Tree Farm stands in the middle of the village and yet maintains total privacy. It is surrounded by stone walls and mature roses and shrubs and is approached via two stone pillars and a gravelled driveway. The front door leads into the entrance hall with a galleried landing and guest WC. Doors lead to a delightful double aspect drawing with an open fireplace and door to the old hallway which is currently used as a servery/ drinks lobby. Dining room with a fireplace with a log burner in situ and windows overlooking The Green. There is a study off the rear hall. The kitchen/breakfast room has a good range of base and eyelevel units with work surface and an Oil fired Aga with a double electric oven and electric hob unit. Sink unit set in the worksurface with plumbing for a dishwasher and an American fridge/freezer. Door leads through to the conservatory with access to the garden. This is a great room and gives perfect entertaining space in both the summer and winter. Rear hall with walk-in larder and a separate utility room with base and eyelevel units, worksurfaces with a sink unit and the Oil boiler for the hot water and central heating. Back door leads to the rear of the house and to the garden.

**First floor:-** landing area with linen cupboard. Bedroom one has a wall of built-in wardrobes and views over the Village Green. Door leads through to the en-suite bathroom with bath, separate shower, wash handbasin and WC. Bedroom 2 has views over the Green. Bedroom 3 is a double aspect room with views over the Green and the fields at the rear. Bedroom 4 is a great children's room with space for a bed and then a staircase leading to a large bed deck. Family bathroom with bath, wash handbasin, WC and built-in store cupboards.

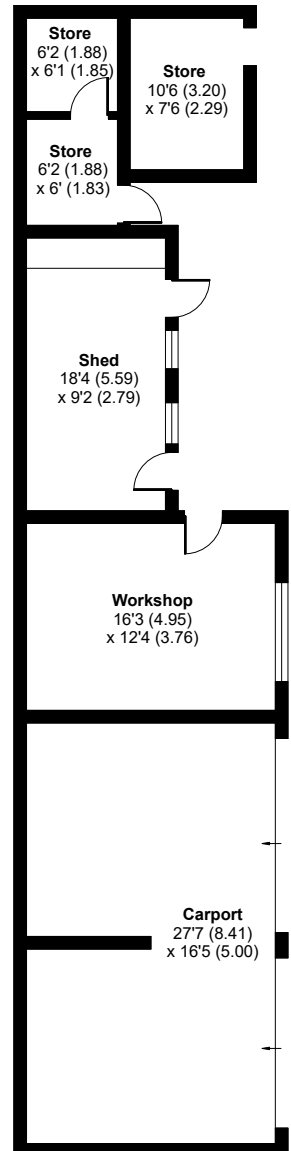
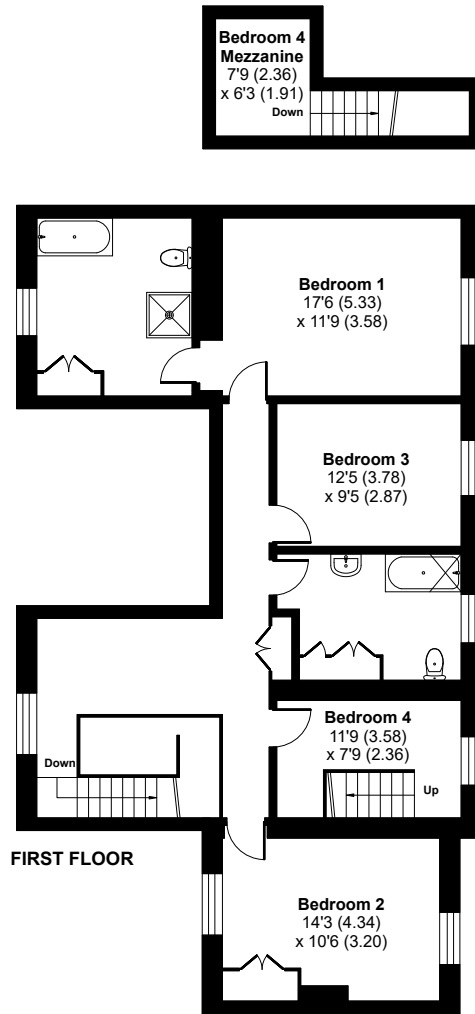
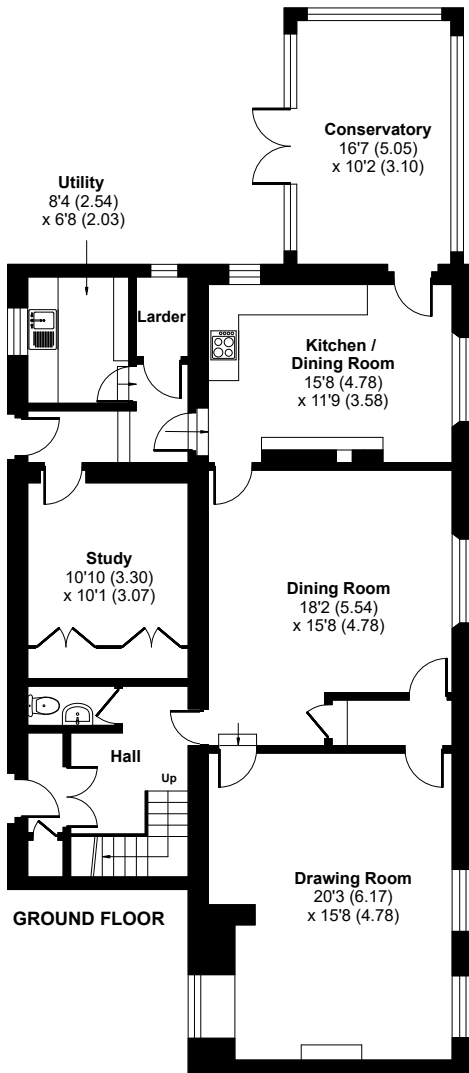




Outside

Large gravel parking area with 2 car-ports and a collection of stone outbuildings with workshop, tool shed, dog kennel and 2 store sheds. The gardens are a delight and laid with lawn with an abundance of mature borders with a wide variety of roses, flowers, shrubs, bushes and trees. There is a small fish pond and a greenhouse with a useful wooden garden shed. The gardens are bordered by mature trees and planting ensuring privacy. A gate leads to the rear paddock which is just over 2 acres providing grazing for horses and such like. There is a small spinney at the top of the field with a pond.

Floorplans





## Location

Holly Tree Farm is situated in an elevated position in the middle of the Village Green with great views. Situated in the Nidderdale area of outstanding natural beauty, Fearby is a picturesque Village and has a good local pub in the heart of the village as well as a Village Hall. The Market town of Masham is close by and has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. The countryside around Fearby offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.





### Directions

Leave Masham on the Leyburn road and before you leave the town turn left to Fearby and Healey. Carry on this road, through Fearby Cross and entre Fearby. Carry on through the village and in the middle of The Green, on the right, is a small track leading to Holly Tree Farm.

### Services

Mains water, electricity and drainage.

### Council Tax

Council tax is band "G" and payable to Yorkshire Council.

### Tenure and Possession

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

### Viewing

Strictly by prior appointment through Giles Edwards Yorkshire Property Ltd, Tel: 01765 688 353.

### Energy Performance

Further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

### Important Notice

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### Measurements and other Information

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.