

Merchants Cottage

6 Market Place, Masham, Ripon, North Yorkshire, HG4 4EB



A 1 bed, Grade II listed cottage with a garage with planning permission to extend.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles, Northallerton Train Station 14 miles.

GUIDE PRICE
£169,950



Sitting room with space to form a small kitchenette and a door to a separate shower room with shower cubicle, pedestal wash hand basin, low level WC and wall mounted heated towel rail. There is an open plan stairs case to the first floor bedroom.

Outside there is a small courtyard garden.

Planning:-

Planning permission has been granted to blend historic craftsmanship with contemporary design and transform this timeless building into a fantastic two-bedroom property with modern open plan living.

Planning ref: 25/02354/FUL

Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

A fixed price quote from a highly reputable builder is available upon request

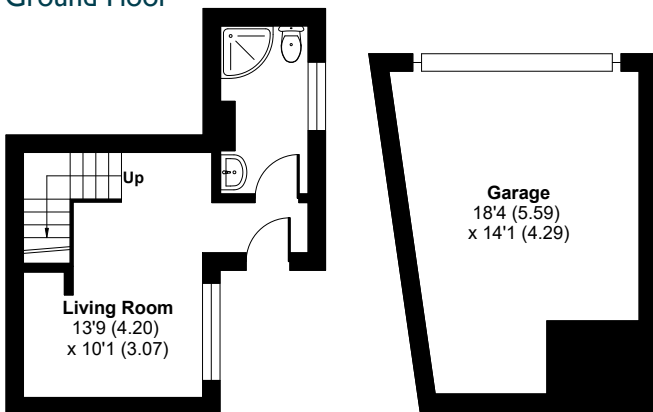
Location

The property is situated at the back of Merchants House with a separate entrance into The Mews off Church Street and just around the corner of the Market Square. The town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, a garage, an excellent doctors surgery, 2 Breweries and a nursery and primary school. 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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at The Churchill Shooting Grounds. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

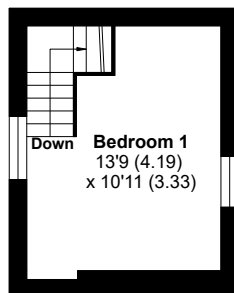


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and drainage.

Council Tax

The property is not registered for Council tax yet but when done so it will be payable to Yorkshire Council.

Tenure and Possession

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

EPC

Available on request.

Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. Go up the hill and the Market square will be straight in front of you. Carry on around the corner and turn left into The Mews after about 40 meters. Turn immediately left in The Mews and the cottage will be found at the bottom on the right.

Viewing

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

Important Notice

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.