





HEATHER COTTAGE, THIRN,

RIPON, HG4 4AU

£495,000

FREEHOLD

Nestled in the charming village of Thirn, this delightful 4 bedroom semi-detached characterful cottage which includes a main bedroom that boasts a dressing area and an ensuite provides and has ample space for family gatherings or quiet evenings along with beautifully maintained south-facing mature gardens, perfect for enjoying the sunshine and the beauty of nature. The property also includes a double garage and a large workshop.

NORMAN F.BROWN

Est. 1967

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• Character & Quirky Cottage • Spacious Accommodation • 4 Bedrooms & Two Bathrooms • Semi Detached Home • Double Garage & Substantial Workshop • Idyllic Rural Setting • Ideal For Bedale, Masham, Leyburn and the A1(M) • South Facing Private Gardens • Enquire Today For Your Personal Viewing • Video Tour Available





The Property

An excellent opportunity to purchase a spacious characterful semi-detached cottage, offering generous accommodation together with a double garage, workshops and attractive front and rear gardens.

On entering the property, the spacious hallway provides access to the downstairs WC, utility room, stairs to the first floor and steps leading up to the sitting room. The utility room has space for a stacked washing machine and tumble dryer. The light and spacious sitting room is a particularly appealing room, featuring three windows overlooking the rear garden and a multi-fuel stove, creating a warm and inviting focal point. Steps lead down from the sitting room into the dining room, which has ample space for a large dining table and six chairs. There is also a characterful open fireplace with a tiled hearth, wooden surround and mantel, together with a door providing access to the rear garden and a further door leading into the kitchen. The kitchen is fitted with a range of wall and base units, tiled surrounds and work surfaces over, incorporating a one-and-a-half-bowl sink unit. There are spaces for a cooker (LPG gas) dishwasher and tall fridge freezer, together with a door leading into the porch. The porch provides useful space for shoes and hanging coats, as well as accommodating a chest freezer, and has a door opening onto the driveway.

To the first floor, the split-level landing provides access to the accommodation. The first landing leads to the house bathroom, comprising a bath, low-level WC and pedestal washbasin, together with bedroom four, which is currently used as an office.

The second landing leads to three further bedrooms, all enjoying views over the rear garden, along with a useful storage cupboard. The main bedroom is a generous room featuring an original Victorian fireplace with wooden surround and mantel. A dressing area, accessed via steps, provides a range of built-in wardrobes, drawers and cupboards, together with a door leading to the ensuite shower room. The ensuite comprises of a shower cubicle with sliding door, pedestal washbasin, bidet and low-level WC. Bedroom two is a good-sized double bedroom, as is bedroom three, providing excellent family or guest accommodation.

Externally, the property is approached via steps leading to the front door, with bushes and shrubs adding to the character. To the right of the property is a pedestrian gate and double vehicle gates opening onto the gravelled driveway, which leads to the double garage and workshops, providing excellent storage, parking and potential for a variety of uses. There is also a covered area to the side of the property, ideal for storing logs and coal.

To the rear is a lovely established South facing garden, comprising a patio area, raised lawn and gravelled pathways which lead around the garden and up to the garden shed. The garden is well stocked with a variety of plants and shrubs, together with apple trees, creating an attractive and mature outdoor space.

Location

Thirn is located approximately 3 miles from Bedale and 3.4 miles from Masham. Bedale itself is a market town and civil parish in the district of Hambleton, North Yorkshire. Listed in the Domesday Book as part of Catterick wapentake, markets have been held in the town since 1251 and the regular Tuesday market still takes place today. The nearest village school is in Thornton Watlass and Bedale has a range of schooling opportunities for children up to the age of 16 years and also boasts a leisure centre with a swimming

pool and gym, a football club, golf club and being the gateway to the Yorkshire Dales, there are plenty of scenic walks and country pursuits close by too. Thirn has excellent road links including the new bypass around Bedale, and Junctions 50 & 51 of the A1M provide access to the national motorway network. Other transport links close by are the main line railway station in Northallerton, Durham Tees Valley and Leeds Bradford airports are both within an hour's drive away.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council
Tel: (01609) 779977

Council Tax Band – E

Tenure – We are advised by the vendor that the property is Freehold.

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Combi Boiler

Drainage: Mains

Mobile & Broadband:

www.ofcom.org.uk/phonesandbroadband/coverage-and-speeds/pfcom-checker

Flood Risk: Very Low

Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

AML Policy (When an offer is accepted):

In accordance with The Money Laundering Regulations 2017, we are required by law to:

- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase.

The cost of the Identity verification, PEP & Sanctions register checks are £15 for one person and £25 for two people. We will send you a link to the Guild 365 app (which you will need to download) to complete this.

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ADDITIONAL INFORMATION

Local Authority – North Yorkshire Council

Council Tax – Band E

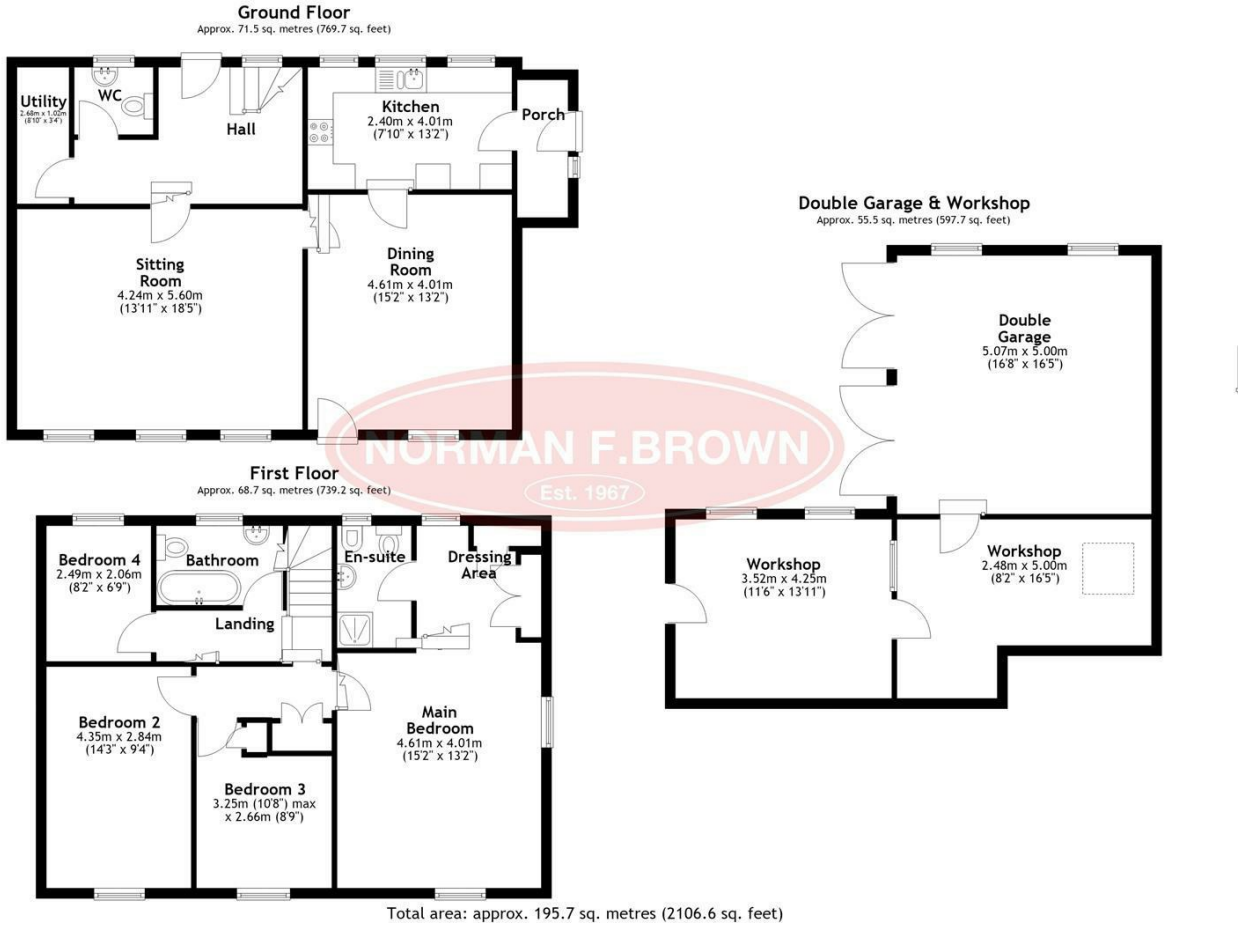
Viewings – By Appointment Only

Floor Area – 2106.60 sq ft

Tenure – Freehold

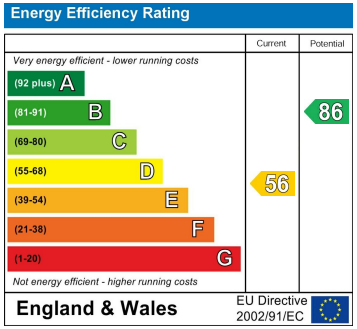






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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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