

Maple Lodge

Thronton Steward, Ripon, North Yorkshire, HG4 4BB



Maple Lodge was built some 20 years ago in local stone by the present owners to exacting standards. The result is a fine 5 bedroom family home with wonderful open plan accommodation and spacious bedrooms with a large double garage and a delightful enclosed garden in this sought after village.

Masham 6 ½ miles, Middleham 4 miles, Leyburn 6 miles, Ripon 15 miles, Harrogate 26 miles, Northallerton Railway Station 19 miles and The A1(M) 11 miles.

GUIDE PRICE
£945,000



The Property

Maple Lodge has been incredibly crafted with an air source heat pump, well insulated walls and floors, underfloor heating to all 3 floors, Cat 5E data points and built-in sound system throughout, Intelligent heating and lighting with Comfort Control and Clipsal systems, High performance heat recovery mechanical ventilation system for consistent indoor air quality, Solid marble, slate and engineered oak flooring throughout and an electric Aga at the heart of the kitchen. Outside there is Composite decking and UV canopy with a large double garage with excellent storage and workshop area and an electric car charge point.

The house is entered at both the first and ground floor levels with a spacious hall. At the heart of the house is a very large and spacious living/dining kitchen with hand crafted, solid Oak units by Richard Pooley of Killinghall with extensive wood and

granite worksurfaces with an excellent array of units with an electric Aga, space for a freestanding American style fridge/freezer, dishwasher, wine cooler and a central Island. The room opens into a spacious dining area which in turn leads through to the sitting area with doors leading out to the garden and outside dining terrace. There is a separate sitting room with a large fireplace with stone surrounds and hearth with a wooden mantle over and log burner in situ. There is a large gymnasium/cinema room, utility room and separate WC as well as a door through to the spacious garage with space for 2-3 cars and workshop/storage area.

There are 5 bedrooms over the first and second floor with 3 bathrooms (2 en-suite) and a spacious landing area.

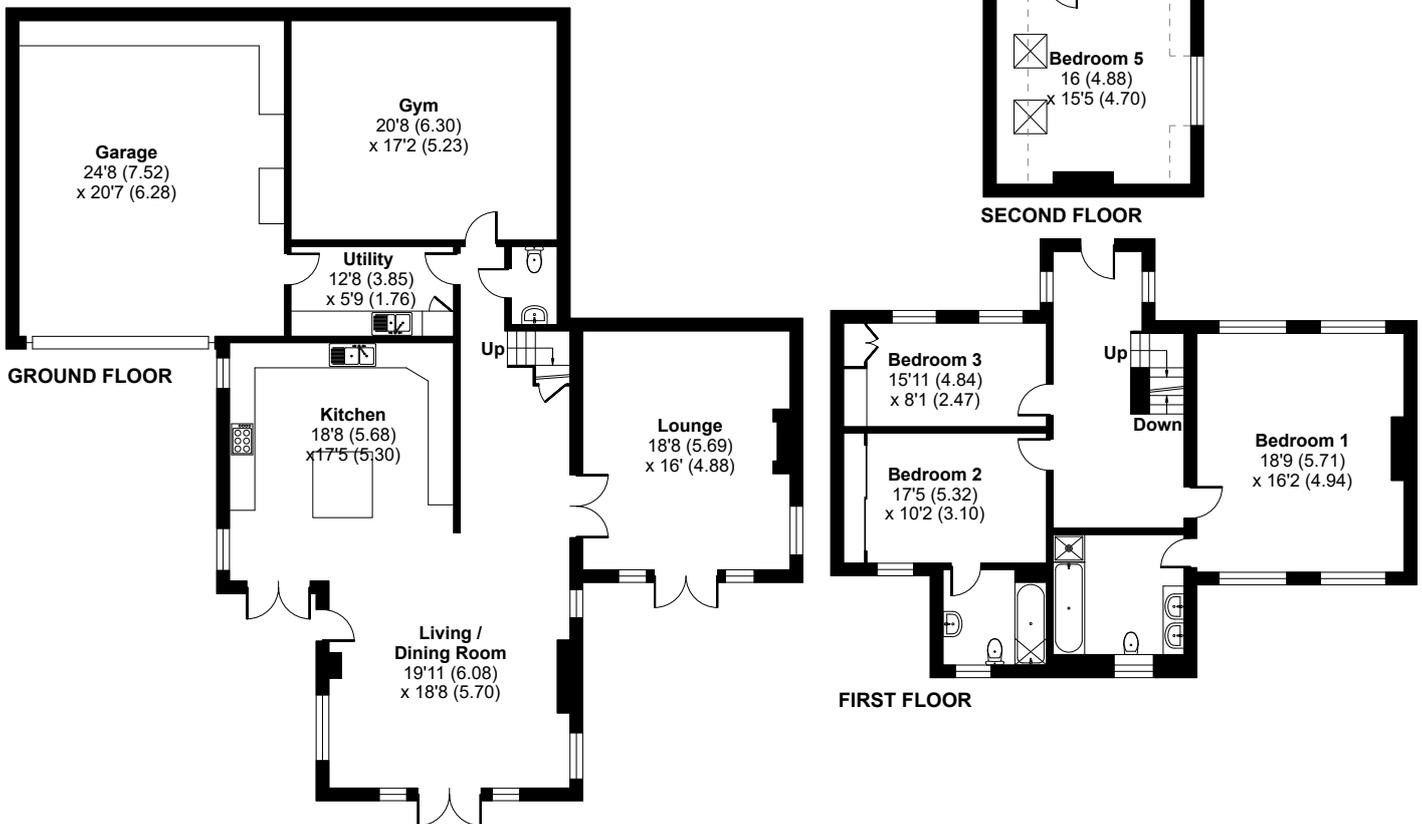




Outside

Maple Lodge is approached via large electric wooden gates, down a short drive which arrives at a spacious parking area and electric doors to the garage. The garden is laid mainly to lawn with a good selection of shrubs and evergreen plants providing privacy and shelter. There is a great dining/entertaining deck with space to sit/dine under a UV protected canopy with a BBQ and hot tub area.

Floorplans





Location

The house is situated in the middle of the charming village of Thornton Steward. The village has an open Green and a Village Hall. The market town of Middleham is close by and has a good range of local shops to provide for everyday needs. The Market towns of Leyburn, Masham and Bedale all of which are approximately 6 miles away and provide a variety of shops for everyday needs. The A1 is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 19 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 Thornton Steward offers delightful riding and walking opportunities and has many local attractions including Middleham Castle and Jervaulx Abbey close by as well as a number of excellent local pubs.





Directions

From the village of Thirn continue towards Thornton Steward. When you come to the village take the first left and carry on the road. Maple Lodge is found on the left after the row of cottages and through the double wooden gates.

Services

Mains water, electricity and drainage.

Council Tax

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

Tenure and Possession

The property is offered for sale freehold and with vacant possession upon completion. THERE IS NO FORWARD CHAIN.

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		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.