WOODLAND VIEW, FEARBY,

RIPON, HG4 4NF

£400,000

FREEHOLD

A superb opportunity to modernise a spacious detached bungalow in an idyllic setting in the picturesque village of Fearby. Offered with no onward chain, Woodland View is set in excellent gardens with far reaching views to the front and fields to the rear, the property also benefits from a double garage and large driveway, an oil fired heating system and has lots of potential for buyers looking to put their own stamp onto a home.

NORMAN F.BROWN

Est. 1967

WOODLAND VIEW, FEARBY,

• Three Double Bedrooms • Detached Bungalow • Idyllic Location • Attractive Views • In Need Of Modernisation • Double Garage & Off Street Parking • Lovely Enclosed Gardens • No Onward Chain • Video Tour Available • Enquire Today For Your Personal Viewing

The Property

Woodland View is a spacious detached bungalow with stunning views in the popular village of Fearby, ideal for Masham, Ripon and Bedale and is offered for sale with no onward chain.

Steps from the driveway lead up to the property and on entering the bright hallway the space is immediately apparent with a coat cupboard and double airing cupboard providing excellent storage and a loft hatch with a drop down ladder provides access to the partly boarded loft.

The sitting room is bright and spacious with an electric fire and is open to a dining area. The dining area is again a bright room with space for a table and chairs, ideal for entertaining. The dining area is neatly positioned next to the kitchen providing potential to knock through to create a larger dining kitchen.

The kitchen has a range of wall and base units with a work surface over having tiled splashbacks and a one and a half bowl sink with a draining board. There is also a peninsula providing extra work space and a door leads through to a conservatory at the rear. There are spaces for appliances including a washing machine and tall fridge freezer plus space for a freestanding electric cooker too. The conservatory provides a lovely space to relax with views of the garden and fields beyond.

Bedroom one is to the front with attractive views of the open countryside and has a store room off which could be used as a walk in wardrobe or converted into an ensuite. Bedroom two is another great double with attractive views and has fitted wardrobes and a dressing table. Bedroom three is an excellent single bedroom with a fitted wardrobes and a lovely outlook over the rear garden and fields beyond.

The bathroom has a panelled bath with an electric shower plus a low level WC and a pedestal mounted washbasin.

Outside

To the front wrought iron gates open to a hard standing driveway with a mainly paved frontage providing off street parking with a double garage having two up and over doors, lighting and power points. The front also has a mature shrubbery with a hedged boundary and mature tree providing privacy.

The gardens to the rear and side are mainly lawned with inset trees and shrubs and planted borders. A paved seating area off the conservatory provides space to sit out or entertain overlooking an ornamental and water feature with the open fields beyond. The garden also has a greenhouse and a hard standing base for a garden shed should it be required. The gardens are all enclosed by hedged and fenced boundaries and are nice and private in an idyllic countryside setting.

Location

Fearby is a picture postcard village located in Nidderdale with a well regarded local pub and a Village Hall. Masham is located close by and has an excellent range of amenities, local shops for everyday needs as well as a great choice of pubs & restaurants. There is also the Black Sheep & Theakstons Breweries, plus a primary school, petrol station and a Doctors surgery. There is a range of excellent schooling opportunities for all ages in the surrounding area, both private and public. Fearby also has great transport links including Junction 50 of the A1(M), only 7 miles away and the railway station at Northallerton provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

General Notes

Viewing - by appointment with Norman F. Brown.

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

Council Tax Band – D

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

Construction: Non Standard (Timber Frame)

Conservation Area - Yes (Fearby)

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot water cylinder / Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

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:

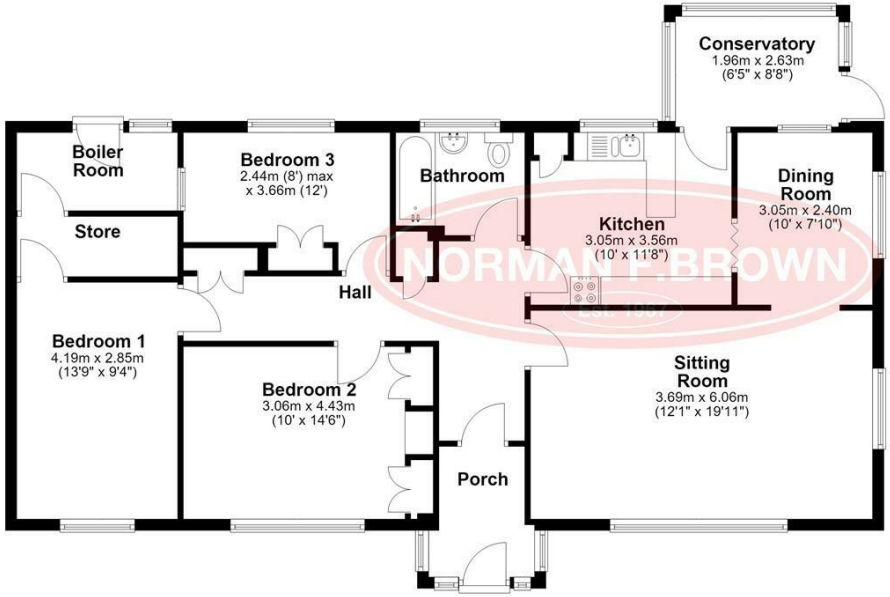
- Verify the identity of all buyers
- Check the Politically Exposed Persons and
- Check the Sanctions registers.
- Verify proof of and source of funds for the purchase - What form that takes depends on your position, but we ultimately need you to provide to us (in the office or via email) evidence of the funding you have in place for the purchase price. That may include proof of deposit, an Agreement in Principle from a lender or if you are a cash buyer, a Bank Statement.

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.

WOODLAND VIEW, FEARBY,

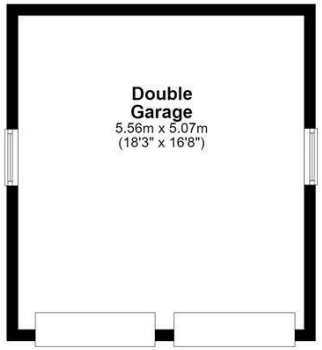
Ground Floor

Approx. 111.8 sq. metres (1203.1 sq. feet)

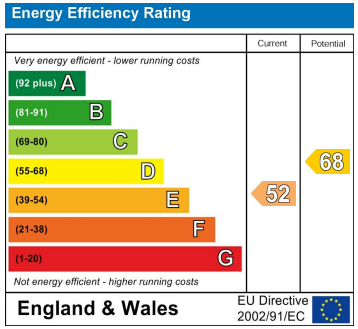


Double Garage

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 140.0 sq. metres (1506.6 sq. feet)



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

Bedale Office Sales
6 Bridge Street
Bedale
North Yorkshire
DL8 2AD

01677 422282
bedale@normanfbrown.co.uk
www.normanfbrown.co.uk

NORMAN F.BROWN
Est. 1967