



THE BLACKSMITHS, FEARBY, RIPON, HG4 4NF

£895,000
FREEHOLD

A superb opportunity to purchase a desirable detached home in an attractive village location with views over open countryside to the front and rear. The spacious home benefits from a great layout to suit modern lifestyles, a large driveway and Garage plus a private rear garden and a paddock beyond. Located close to Masham and Bedale, this great home is also offered for sale with no onward chain.

NORMAN F. BROWN

Est. 1967

THE BLACKSMITHS, FEARBY,

- Four Double Bedrooms • Stunning Detached Home • Attractive Garden and Paddock With A Shelter • Far Reaching Countryside Views • Off Street Parking & Double Garage • Oil Fired Heating • Convenient & Idyllic Village Setting • Ideal For The Dales, Masham & The A1(M) • Enquire Today For Your Personal Viewing • Video Tour Available



Description

This superb spacious home will suit a variety of lifestyles and needs with its flexible layout and great position within the village and ideal for the dales, schools and junction 50 of the A1(M) for commuters.

The house opens into a bright central hallway with tiled flooring and underfloor heating throughout the ground floor and there is a useful downstairs W.C. The sitting room is bright and spacious with windows to the front and rear offering countryside views and a inglenook style fireplace is ready for a log burner installation. Off the sitting room is a study, perfect for those who work from home or it would make a great playroom too. A dining room provides an excellent entertaining space with room for a large dining table and chairs plus a dresser and has an attractive outlook to the rear garden and fields beyond. The large kitchen is a great space for entertaining or family time, comprising of a range of shaker style wall and base units with a wooden work surface over having a matching upstand and a central island provides further storage, a single sink with a draining board and a breakfast bar area with room for stools. There is space for an electric range style cooker with an extractor hood over plus an integral dishwasher and fridge freezer. The kitchen also has a stable style door to the rear providing access from the driveway and there is a utility room where there is a range of base units with a worktop over and a single sink with a draining board plus spaces under for a washing machine and tumble dryer. The utility room also houses the oil fired boiler and hot water cylinder.

The galleried first floor landing is nice and open and leads to the four double bedrooms and the family bathroom. The main bedroom is an excellent double with a dressing area and the ensuite includes a walk in shower enclosure having

a sliding screen door and fixed and hand held shower heads plus a push flush W.C and a pedestal mounted washbasin. Bedroom two is to the front and is another great double with lovely views over open countryside. Bedroom four is another good double to the front and bedroom three is another spacious room with views of the rear garden and paddock beyond. The family bathroom comprises of a walk in shower enclosure with fixed and hand held shower heads and a double sliding screen door, a freestanding bath with a handheld shower over, plus a push flush W.C and a pedestal mounted washbasin.

Outside

There is a lawned frontage with a stepping stone path to the front door and double wrought iron gates reveal the block paved driveway providing off street parking to the side and to the rear, with turning space, leading to the detached garage. The detached garage has an electric roller door with a personal side door, lighting and power points.

The rear garden has a paved entertaining area overlooking the lawned rear garden, with steps up to the driveway with and enclosed by fenced boundaries with the paddock beyond. The paddock is approximately 2 acres and is accessed via a lane with a gate to the side of the property. There is also an animal or storage shelter to the top of the paddock.

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 – F

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

Construction: Standard

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

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ADDITIONAL INFORMATION

Local Authority – Harrogate Borough Council

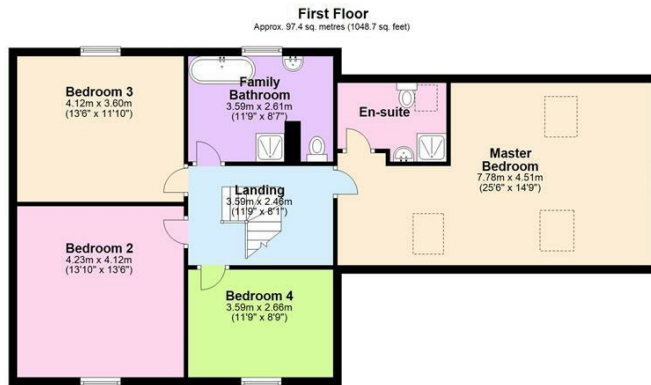
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – 2260.00 sq ft

Tenure – Freehold





Total area: approx. 210.0 sq. metres (2260.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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