

Lundy

1 College Lane, Masham, Ripon, HG4 4HE



3 bedroom cottage in the heart of Masham with spacious accommodation and no onward chain.

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

GUIDE PRICE
£365,000



Lundy is a 3 bedroom cottage with a spacious sitting room and large kitchen/breakfast room with a utility room and WC downstairs. There are 3 bedrooms over the first and second floor with a family bathroom. The local shops and Market Place of Masham are all within a minutes walk.

The house is approached through the front garden and into a small entrance hall. The sitting room has an open fireplace with brick surrounds and hearth. The kitchen/breakfast room has an open fireplace with brick surrounds and hearth with a quarry tiled floor and a good range of base and eyelevel units, cupboard housing the wall mounted gas combination boiler and ample worksurfaces incorporating a Butlers sink unit. There is an integrated electric hob unit with an extractor fan over and electric oven under as well as a large larder/store cupboard. Steps down to the utility room with quarry tiled floor, base unit and work top with a stainless steel sink unit and plumbing for a dishwasher and washing machine below. Cloakroom with a low level WC and quarry tiled floor. Door to small outdoor area.

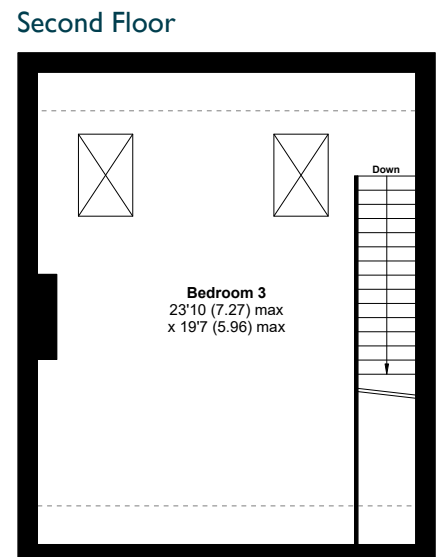
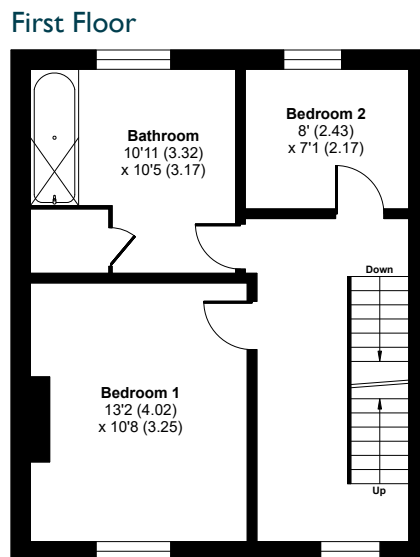
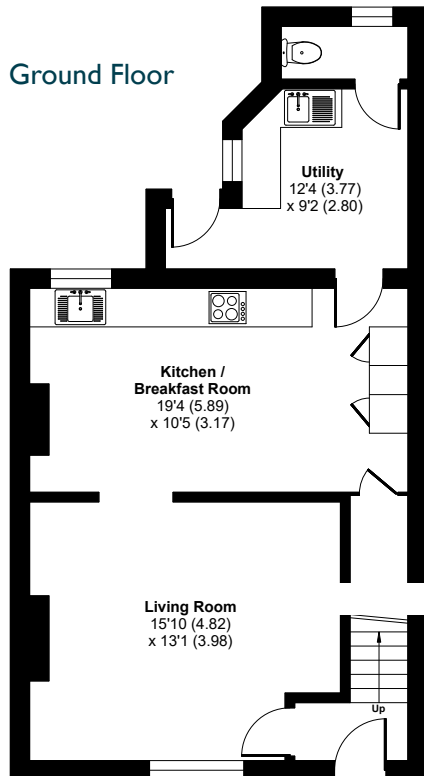
On the first floor there is a landing. Bedroom 1 is a good size with views over the street. Bedroom 2. Family bathroom with panel enclosed bath with a separate shower unit above and glass shower screen. Pedestal wash handbasin, bidet, high level WC, wall mounted heated towel rail and a good sized airing cupboard. Stairs lead to the second floor with a large open bedroom with wooden beams.

Location

The house is situated off College Lane and just around the corner from the Market Square. The market town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, a very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M 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 17 miles away and provides good 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. There is a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.



FLOORPLANS





Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band "D" and payable to Harrogate District Council.

Tenure and Possession

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

Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. This leads past the Market Place and into Church Street. Turn right just after the bakery and before the Grocers shop into College Lane. Lundy will be found on the left just before College House.

Viewing

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

Energy Performance

EPC rating is "D", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Important Notice

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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.