St. Marys Court, North Stainley, Ripon

£259,950

SOLO
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A most attractive semi-detached home combining a beautifully resolved cottage style appearance with an immaculately presented interior, striking the perfect balance of characterful design and modern, every-day comforts. Could this be your perfect village sanctuary?

The property makes a great first impression as soon as you step inside, with stylish décor and soothing colour palettes creating a homely feeling of peace and serenity. The wonderful, cosseting ambience continues as you explore further and you'll note how the first class finishes and ample natural light complement the versatile and practical configuration.

As is so often the case, a reassessment of priorities dictates the owner's hard decision to sell and move on to pastures new.
 Beautifully presented and immaculately maintained, the property will no doubt have wide appeal and is sure to impress the most discerning of buyers.

It's hard to imagine a more ideal village location; the village green with duck pond, lovely countryside walks, a cricket ground just a few metres away and the wonderful public gardens at the rear. This is a rare opportunity in todays property market and we recommend a personal viewing to fully appreciate the spacious and flexible accommodation and how the delightful setting bestows a restful and tranquil atmosphere on the house.

SOLO SAY: The property forms part of an imaginative development where thoughtful planning, traditional materials and classical house styles have successfully captured the essence of a quintessential North Yorkshire village. As intended, the timeless design is ageing beautifully and the development has become an integral part of the village.

A hallway leads into a spacious and versatile sitting room with a feature chimney breast having inset wood burning stove and window to the front.

A wide opening leads into the sociable dining kitchen where the ergonomically designed range of units offers plenty of storage and workspace together with an integrated a double electric oven and induction hob. The under-stairs cupboard serves as a pantry and there is a useful downstairs toilet.

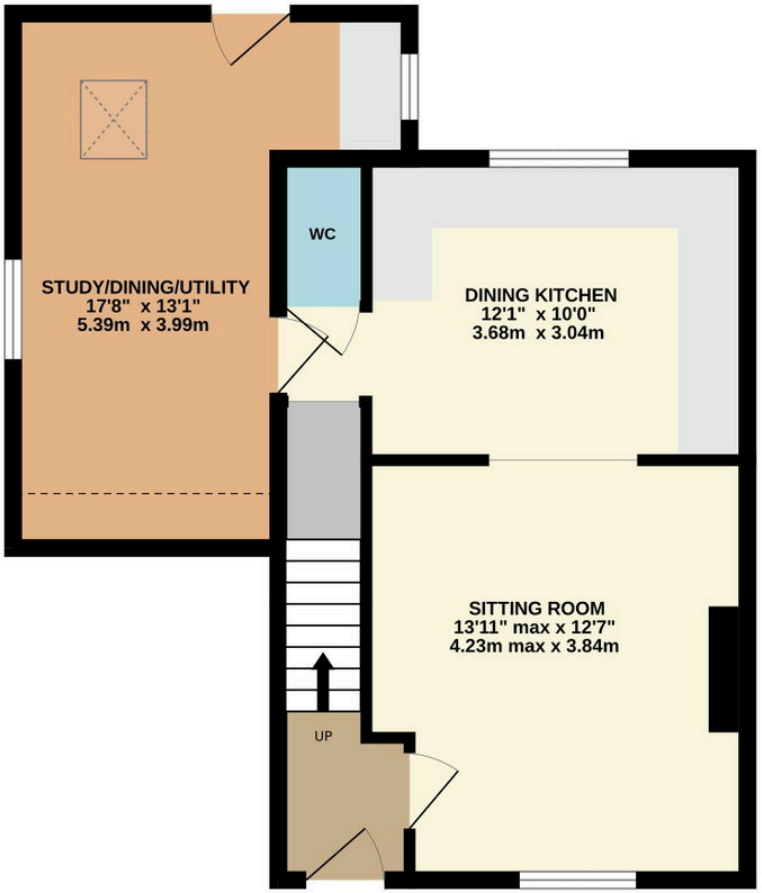
A door leads to the bonus room, converted from the former garage and providing flexibility as additional sitting or dining space and having a practical utility area plus door to the garden.

On the first floor, the landing gives access to the boarded loft via a pull down ladder. Bedroom one has a window to the rear and recessed wardrobe, bedroom two has a front window and recessed wardrobe, and bedroom three would be most suitable as a nursery or as a study. A smart, bright bathroom completes the accommodation with a modern white suite including a bath with shower over.

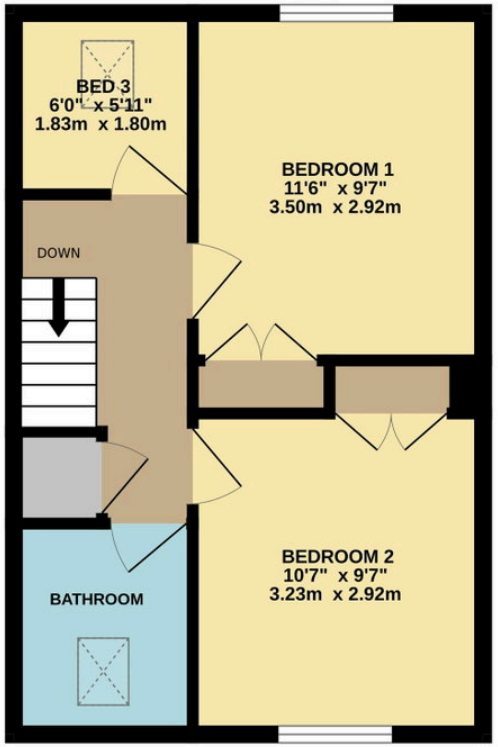
A wide block paved drive provides off street parking and carport. The particularly good size rear garden has been thoughtfully planned for ease of maintenance with paved patios and gravelled areas. There is a garden shed and a pedestrian gate leading to the manicured public gardens at the back.

North Stainley has a thriving and active community with a traditional range of amenities including primary school, cricket field and village hall. Ripon is approximately four miles away and provides a wide choice of amenities together with excellent schools for all ages, including the renowned Ripon Grammar, together with first class sports and leisure facilities.

The village is superbly placed for regular travellers and commuters with links to the A1(M) and rail connections ten miles away in Thirsk.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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