

Stonefold

Thornton Steward, Ripon, North Yorkshire, HG4 4BB



Stonefold is a charming detached family house with 3 bedrooms and a wonderful kitchen/dining room with a conservatory dining area and a delightful enclosed garden with an outside office and large timber work shed 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
£445,000



The House

A drive leads through the village Green and up to the house itself. The front door leads into a hall with ample space for coats etc. The sitting room is a double room with views over the Green and far beyond up to Jervaulx woods with an open fireplace with a stone hearth and log burner in situ. The kitchen/dining room is the heart of the house with a limestone tiled floor, an extensive range of Holme design (Bedale) units with ample wooden worksurfaces and a great conservatory dining area with double doors out to the rear dining terrace and garden beyond. There is an electric Range cooker in situ with an extractor fan above, an integral dishwasher and an American style fridge/freezer. There is a large utility room off the kitchen with limestone tiled floor, range of base units and a pine worksurface with a butlers sink unit and plumbing for a washing machine and space for a dryer. Off the utility room there is a downstairs shower room with a shower cubicle, pedestal wash hand basin and a low level WC, fully tiled floor and part tiled wall. There is underfloor heating to the kitchen, utility room and shower room.

First floor:- Landing area with doors off to 3 bedrooms. All of the bedrooms have stunning views up to Jervaulx woods and the Dale and are all South facing. The family bathroom has a panel enclosed bath with a shower screen and hand held shower, part tiled walls, pedestal wash handbasin and low level WC with tiled floor and a wall mounted heated towel rail and shaver socket. There is a hatch giving access to the loft area.

Outside

The garden of Stonefold is a delight with many different aspects. There are raised vegetable beds, well stocked flower borders, a large lawn area and mature hedging to one side with a prolific mature apple tree. There is a detached stone built office building with light and power as well as an internet connection. There is also a large wooden work shed with double doors for easy access and a work bench and ample storage, the perfect man shed! A stone tiled dining terrace is adjacent to the rear of the house and to one side is a side access path to the front of the house.

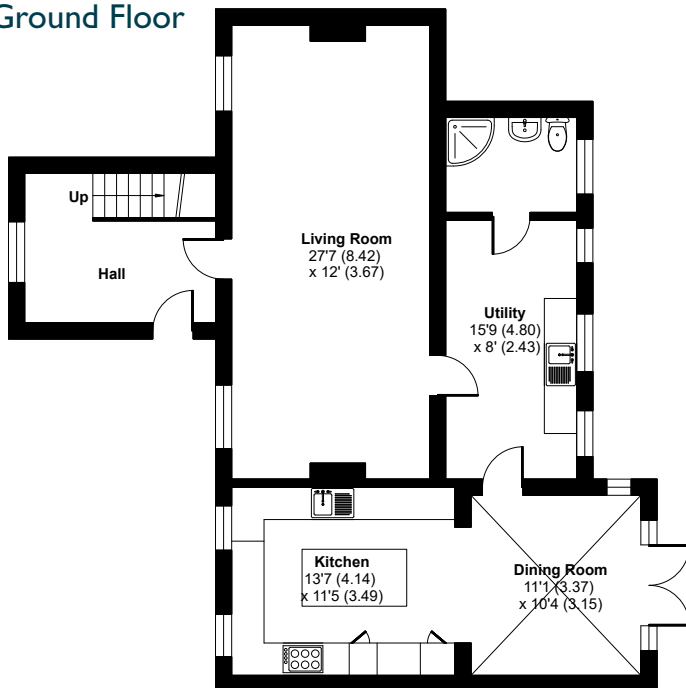
Location

The house is situated in the middle of the charming village of Thornton Steward. The village has an open Green, a Village Hall and a wonderful community spirit. 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.

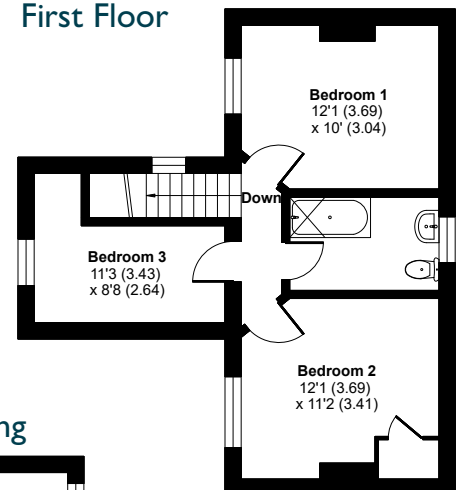


FLOORPLANS

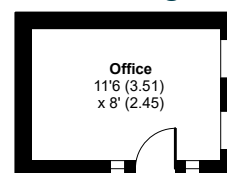
Ground Floor



First Floor



Outbuilding





Services

Mains water, electricity and drainage.

Council Tax

Council tax is payable to North Yorkshire Council, band "E".

Tenure and Possession

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

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. Stonefold will be found on the right, near the end of the road, up a small track just before the Village Hall.

Viewing

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

Energy Performance

Energy Performance rated as an "E". Full certificate available on request.



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.