

The Byre House

Fearby, nr Ripon, North Yorkshire, HG4 4NF



An exceptional and highly desirable 19th Century barn conversion with commanding, far reaching views with 4 bedrooms and a separate 2 bedroom cottage. No onward chain.

Masham 2 miles, Ripon 12 miles, Harrogate 21 miles, A1 11 ½ miles, Northallerton Train Station 16 miles.

GUIDE PRICE
£895,000



The Byre House is situated in the middle of this highly desirable village with a separate 2 bedroom cottage and wonderful views at the rear. The house has great open plan reception space and bags of character. There is ample parking and a useful garage.

The House

Path leads to the front door and leads straight into the sun room. From here you enter the kitchen area with a good array of base and eyelevel units and a mixture of wood and granite work tops with Belfast sink, a recently installed Rangemaster all electric induction hob range cooker and a dishwasher. There is a double store cupboard, an understairs cupboard and a Log burner on a stone hearth with a recessed log store to one side. Arch leads through a spectacular open plan room of over 50' with a dining area with views over the field to the side of the house. A further arch leads to the sitting area with triple aspect and French doors to the paved outside terrace and garden. The ceiling is open to the beams and creates a great feeling of space. There is an open fireplace with stone mantle and surrounds with a stone hearth and large Jotul log burner. From the kitchen there are steps to the laundry room with a Butlers sink with a washing machine and tumble dryer installed below and a cupboard housing the hot water tank. A further door leads to the garage. The house has a large capacity Air Source Heat Pump installed that provides the domestic hot water and central heating for the house. The whole of the downstairs has underfloor heating with conventional radiators to the first floor.

First floor:- landing area with linen cupboard and access via a hatch to the roof space. Bedroom 1 has a double aspect with far reaching views and is open to the ceiling with wooden beams. There is an en-suite bathroom with a panel enclosed bath with a separate wall mounted shower and glass screen,

wash handbasin set in a vanity unit with a granite top and cupboard below, low level WC, wall mounted heated towel rail, wall shaver socket and a second door leading to the landing. Bedroom 2 is double aspect with great views, beamed open ceiling, dressing/sitting area and 2 sets of built-in wardrobes. En-suite shower room with shower cubicle, wash handbasin set in a vanity unit with cupboard and drawers below, mirror and light above, low level WC and wall mounted heated towel rail. Bedroom 3 has a study area with built-in desk and shelves and steps up to the bedroom area. Bedroom 4 with feature wooden beam. All the bedrooms have great views.

Outside

Large yard between the house and Church View Cottage with space to park several vehicles. The gardens are a delight and have several different aspects to them with well stocked borders, mature planting and soft fruit trees as well as raspberries and currant bushes. There is a raised vegetable area and a main paved dining area situated just off the sitting room as well as further paved areas for relaxation and a designated BBQ area with a stone store. There are a couple of wooden log stores and a substantial wooden work shed. The views from the garden are stunning and South facing with a clear 35 mile vista on a clear day up to the Yorkshire Moors, Sutton Bank and The White Horse as well as over the valley and up to Swinton Woods. Across the yard stands Church View Cottage.



Church View Cottage

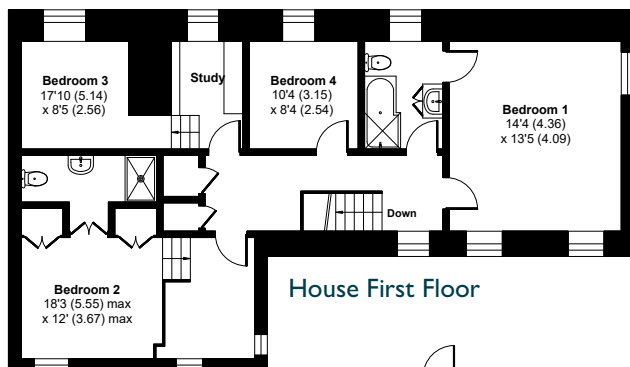
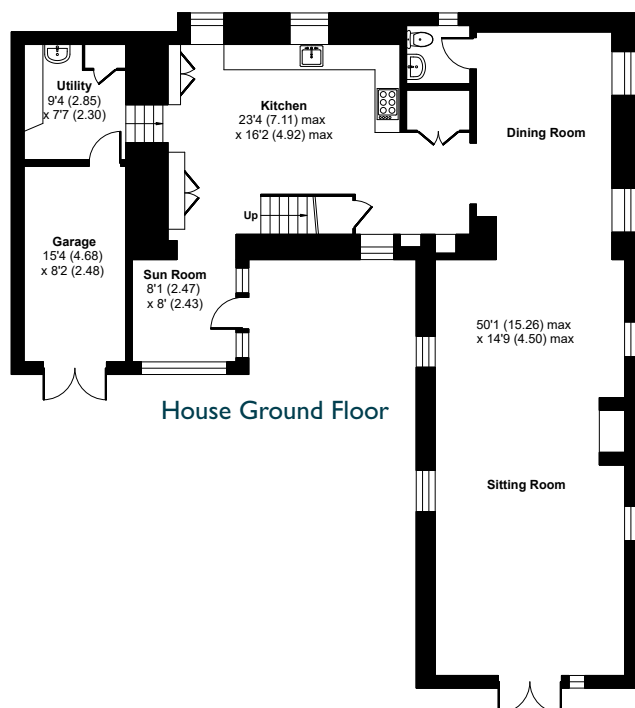


Church View Cottage

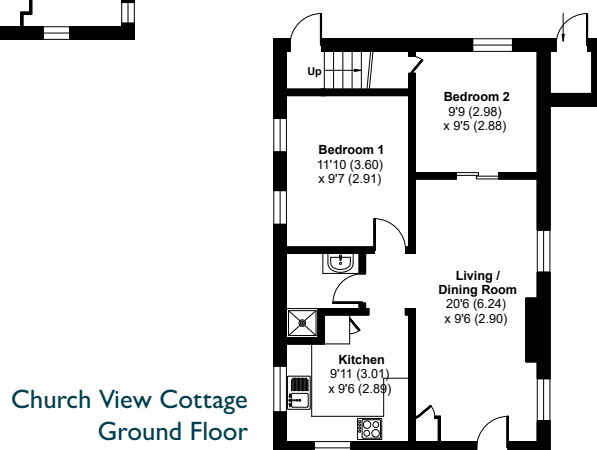
This is a stone built single storey farm building converted into a separate cottage, with a large sitting/dining room, fully fitted kitchen, two bedrooms and a bathroom with shower. Outside it has a small secure enclosed garden with a paved area and lawn, with the same stunning views as The Byre House. From a separate outside door via stairs there is access to a large loft storage room above. Over recent years it has been successfully let out as a furnished holiday let but could equally serve as a granny annexe.



Floorplans



House First Floor



Church View Cottage Ground Floor



Location

The Byre House is situated in the middle of the village with great views. Situated in the Nidderdale area of outstanding natural beauty, Fearby is a picturesque Village with a beautiful village Green and has a good local pub, The Black Swan, in the heart of the village as well as a Village Hall. There is a great feeling of community in this village and it is a very popular spot. The Market town of Masham is close by and has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an outstanding Doctors surgery! There is a range of first rate senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 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 Fearby offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.





Services

Mains water, electricity and drainage.

Tenure and Possession

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

Council Tax

Council tax is band "F" and payable to Yorkshire Council.

Directions

Leave Masham on the Leyburn road and before you leave the town turn left to Fearby and Healey. Carry on this road, through Fearby Cross and entre Fearby. Carry on through the village and past the Green and The Byre House will be found on the left a couple of houses down from the pub.

Energy Performance

EPC rating is being assessed.

Viewing

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



Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.