

Hill House

Fearby, Ripon, North Yorkshire, HG4 4NF



Possibly one of the best houses in Fearby! A charming 4 bed family house with 5 bathrooms, an amazing open plan kitchen/dining/sitting room spanning the whole of the rear of the house situated in this sought-after village, close to Masham, with a good sized garden, wonderful far reaching views and a delightful 1 bed cottage in the grounds, perfect for a granny/children annex.

Masham 2 miles, Ripon 12 miles, Harrogate 21 miles, A1 9 ½ miles, Northallerton Train Station 16 miles.

GUIDE PRICE
£1,395,000



Hill House is a great family house with a large entrance hall, sitting room, kitchen/dining/family room, 4 bedrooms, 5 bathrooms (4 ensuite), boot room/utility room, WC, a substantial 1 bedroom cottage in the grounds and large garden with stunning views.

The House

The house has double glazing throughout and is beautifully decorated and ready for an incoming purchaser to move straight into. At the heart of the house is the amazing open plan living/dining kitchen at the rear that spans the whole of the property and has amazing views up to Swinton. All of the bedrooms have en-suites and the 2 main bedrooms also have walk-in wardrobes.

Drives lead from the road to both sides of the house and to a path to the covered porch and front door. You enter the house straight into a large reception hall with double doors off. The sitting room is a good sized room with an open fireplace with a log burner in situ, stone hearth, wooden mantle and views over the front lawn. At the heart of the house is the amazing open plan living/dining kitchen spanning the whole of the rear of the property. There is an excellent array of base and eye level units with a central island with a breakfast bar and incorporating an induction hob with central in-built extractor. There is a bank of built-in electric ovens with integral fridge/freezer and dishwasher. Fully stone tiled floor and 2 sets of bi-fold doors giving unimpeded access to the rear entertaining terrace and

gardens. The dining area is in the middle of the room and at the far end is the sitting area with a wall of built-in units and an open fireplace with a log burner in situ. Full underfloor heating to all rooms except the utility/WC/shower room.

Upstairs there are 4 double bedrooms, all with ensuite bath/shower rooms. Bedrooms 1 and 2 also have walk-in wardrobes with built-in wardrobes to the remaining 2 bedrooms. The open landing has an abundance of space with 2 sets of store cupboards.

The Cottage

Situated at the bottom of the garden the cottage has a superb open plan sitting/dining/kitchen with a log burner in the sitting area, a fully fitted kitchen with electric oven, hob, extractor fan, fridge/freezer and dishwasher with a downstairs WC, utility area and boot room. Stairs lead to the first floor with a large double bedroom with a wall of built-in wardrobes and en-suite bathroom with a bath and separate shower. This is an extremely useful building that could be a great granny/teenager annex or a useful cottage to let out and have an income stream.



The Cottage

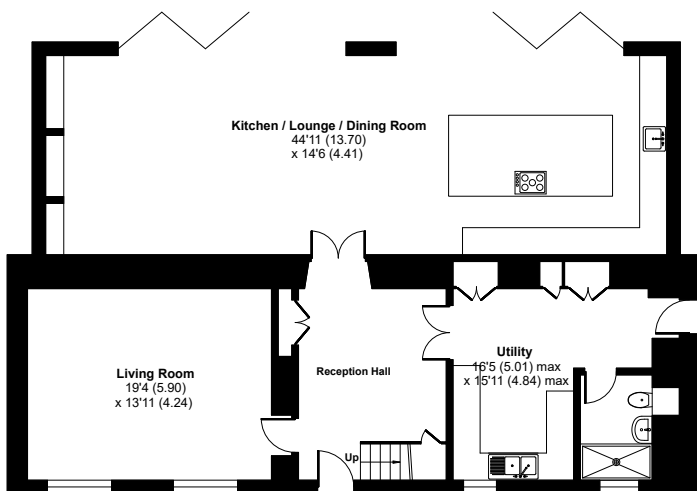


Outside

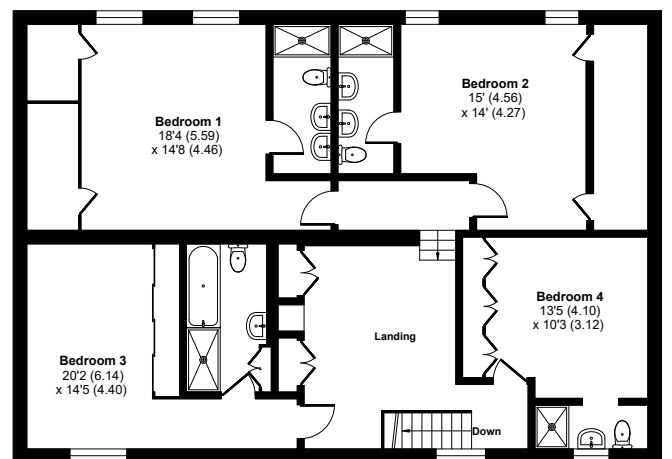
The garden to the front of the house is laid to lawn. There are 2 gravel driveways with one leading to a large side access via an electric gate with space for parking several vehicles. The rear garden is a delight with a large raised stone entertaining terrace with steps down to the garden. The garden is laid to lawn with well stocked borders with a variety of plants, shrubs and trees. The views are spectacular down the valley and up



Floorplans



Ground Floor



First Floor



Location

Situated in the Nidderdale area of outstanding natural beauty, Fearby is a picturesque Village and has a good local pub at it's heart as well as a Village Hall and a welcoming community. 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 excellent Doctors surgery! There is a range of excellent 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.





Heating/Solar

The heating and hot water in the main house are via a ground source heat pump. The cottage hot water and heating is via electric. There are solar panels on both the cottage and main house.

Services

Mains water, electricity and drainage.

Tenure and Possession

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

Directions

On entering the village from Masham carry on past the Green and the house will be found on the left, about 75 meters after the pub. There is a gravel drive either side of the house and one leads to the rear parking area.

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.

Council Tax

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

Viewing

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

Energy Performance

Awaiting new EPC (potential B).