

# Merchants House

6 Market Place, Masham, Ripon, North Yorkshire, HG4 4EB



A charming 4 bed, Grade II listed double fronted Georgian house with a large kitchen/dining room, 2 reception rooms and 3 bathrooms (1 en-suite), situated right on the sought-after Market Square of Masham. There is also a 1 bed annex with a garage that can be purchased separately.

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

**GUIDE PRICE**  
**£545,000**



Sitting room, dining/reception hall, kitchen/breakfast room, 4 double bedrooms, 3 bathrooms (1 en-suite), downstairs WC and courtyard garden. At the rear there is a garage and possible 1 bed annex/carer/holiday cottage that can be purchased separately.

The house fronts directly onto the Market Square of Masham with views over to the Church. The front door leads into a large reception/dining hall. This is a charming room and could double as a dining room. There is an inner hall with a downstairs cloakroom and double doors leading through to the sitting room with cast iron fireplace and Karndean oak effect floor views over the Market Square. The kitchen/breakfast room is at the rear of the house and is an excellent size. There is a good range of base and eyelevel units with integrated dishwasher; Cookmaster range cooker with extractor fan above, marble style worksurfaces with splash back and fully tiled floor. Space for American style fridge freezer and large dining/sitting area with double French doors out into the courtyard garden.

On the first floor there is a great master bedroom suite with views over the Market Square and an ensuite bathroom with a rolltop bath with an overhead shower and glass screen, pedestal wash handbasin, low level WC and wall mounted heated towel rail. Further large double bedroom and fully tiled wet room with underfloor heating. On the landing there is a door out onto a flat roof currently used as a roof terrace. Stairs lead up to the Second floor with 2 double bedrooms and a family bathroom.

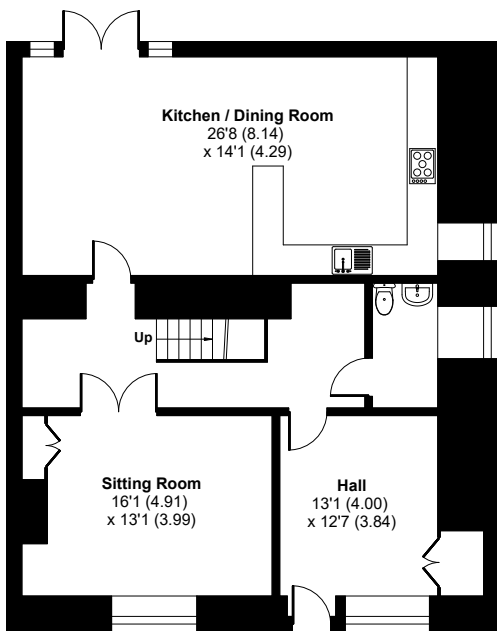
### **Location**

The property is situated in a very sought-after position right on the Market Square. The town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, a garage, an excellent doctors surgery, 2 Breweries and a nursery and primary school. 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. Swinton Park is situated "just down the road" and provides one of the best Luxury Hotels in North Yorkshire. Winners of many awards the hotel excels in fine dining as well as having a very well respected cooking school and luxurious Spa. There is also a wonderful trekking centre based at Swinton with a golf course close by and the excellent shooting school at The Churchill Shooting Grounds. The countryside around Masham offers delightful riding and walking opportunities and has many other local attractions.

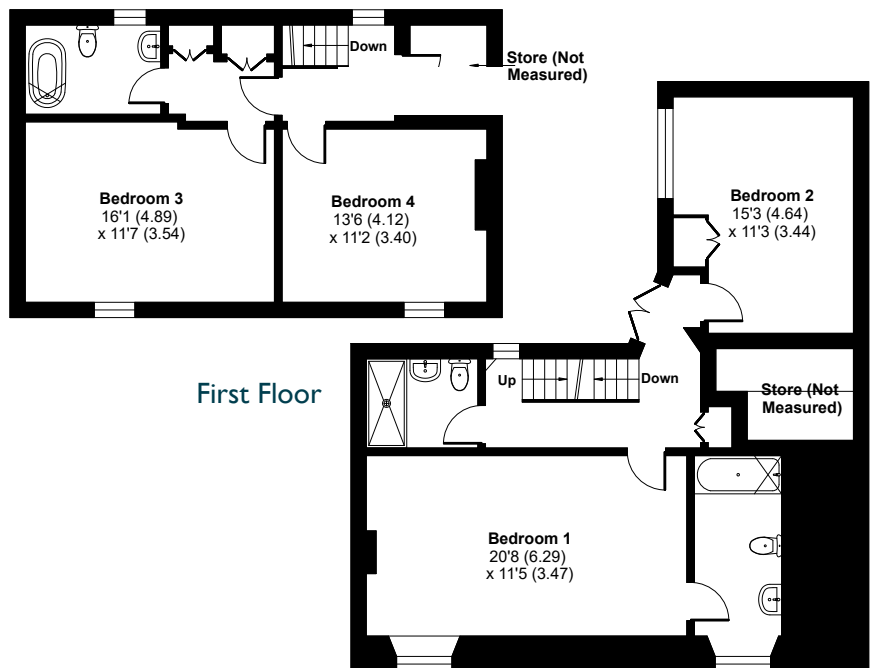


## FLOORPLANS

### Ground Floor



### Second Floor





### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is payable to Yorkshire 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. Go up the hill and the Market square will be straight in front of you. No. 6 is on the West side (right-hand side) of the Square.

### 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		81 B
69-80	C		
55-68	D	64 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.