

# HUNTERS®

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**2 Primrose Cottages Grewelthorpe, Ripon, HG4 3BT**

**Offers In Excess Of £395,000**

**Property Images**

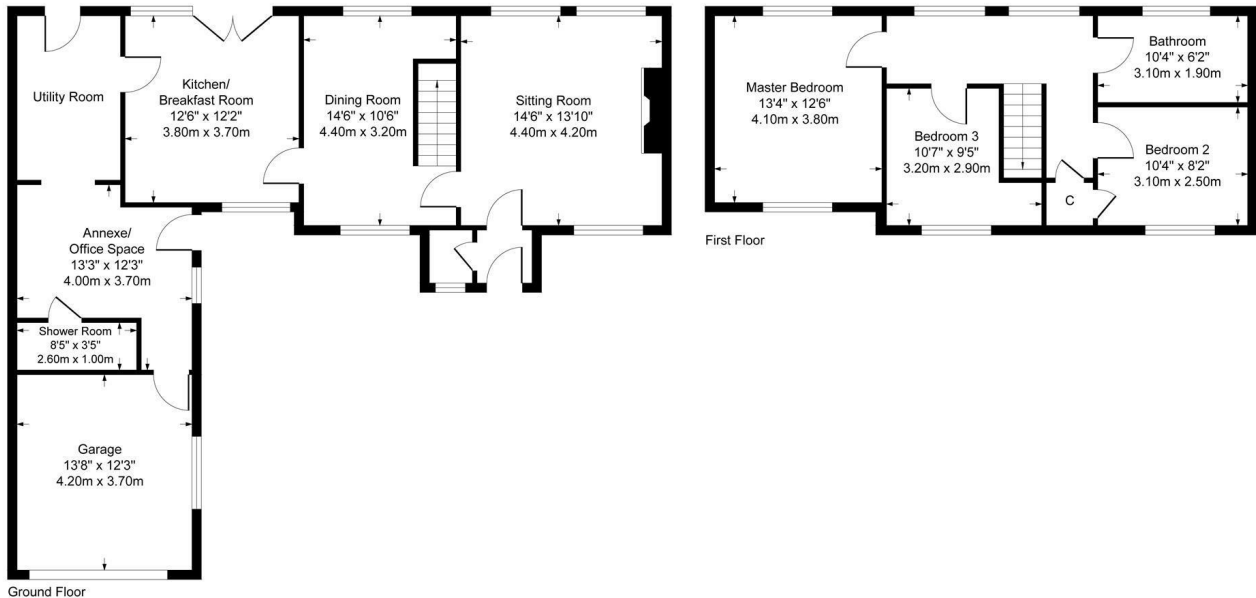


## Property Images



## Floorplan

Approximate Gross Internal Area = 1331 sq ft - 124 sq m  
Garage Area = 167 sq ft - 16 sq m  
Total Area = 1498 sq ft - 140 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

## EPC

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 70                      | 80        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |

## Map



## Details

Type: Cottage Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Freehold

Situated in the heart of the picturesque village of Grewelthorpe, within the Nidderdale National Landscape (formerly the Area of Outstanding Natural Beauty) and just three miles from the popular market town of Masham, this stunning three/four-bedroom character home offers spacious and versatile accommodation, beautifully combining period charm with modern comforts. Boasting exposed beams throughout, stripped pine doors and delightful open views to both the front and rear, this immaculately presented property is ideal for a variety of buyers seeking a peaceful village lifestyle.

The accommodation opens into an entrance porch with a useful storage cupboard, leading through to a cosy lounge featuring a log-burning stove, creating a warm and welcoming focal point. A separate dining room provides an excellent space for entertaining, while the impressive breakfast kitchen is fitted with granite worktops, a Rangemaster range cooker, an integrated dishwasher and double doors opening onto the rear garden, seamlessly connecting the indoor and outdoor living spaces. Adjoining the kitchen is a practical utility room with an inset sink, plumbing for a washing machine and space for a tumble dryer.

A connecting door leads to a highly versatile annexe, offering flexible accommodation that could be utilised as a fourth bedroom, hobby room, home office, additional sitting room or self-contained living space. Benefiting from its own shower room and internal access to the garage, it provides excellent potential for multi-generational living or guest accommodation.

To the first floor, a spacious landing with beautiful exposed beams leads to three well-proportioned bedrooms. The impressive principal bedroom features a vaulted ceiling with exposed beams and enjoys attractive open views over both the front and rear gardens and the surrounding countryside. Completing the accommodation is a generous house bathroom fitted with a three-piece suite.

Externally, the property is equally impressive. A driveway provides off-street parking for up to three vehicles and leads to the integral garage and adjoining log store. Steps rise to the beautifully maintained front garden, which is attractively planted with a variety of mature shrubs and small trees, together with a useful garden shed.

The south-facing rear garden is a particular highlight, offering a delightful and relatively private outdoor space designed for ease of maintenance. Featuring patio, gravel and paved seating areas, together with a charming summerhouse, it enjoys uninterrupted views across neighbouring fields and the open countryside beyond, creating the perfect setting for relaxing or entertaining.

Grewelthorpe is a thriving and highly regarded village surrounded by beautiful countryside, offering an excellent community spirit whilst remaining within easy reach of Masham, Ripon and the wider Yorkshire Dales. This exceptional home presents a rare opportunity to enjoy character, versatility and idyllic rural surroundings in one of North Yorkshire's most desirable village locations.

### **Features**

- THREE / FOUR BEDROOMS • LOUNGE, DINING ROOM AND BREAKFAST KITCHEN • HOUSE BATHROOM • SINGLE GARAGE WITH WORKSHOP/ANNEX/BEDROOM FOUR WITH SHOWER ROOM • PARKING FOR MULTIPLE CARS • CHARACTER BEAMS AND WOODEN FLOORS • GARDENS TO FRONT AND PRIVATE REAR GARDEN • BEAUTIFULLY PRESENTED EXTENDED VILLAGE PROPERTY