

Turnaway

Main Street, Kirkby Malzeard, Nr Ripon, HG4 3SF



Turnaway is a charming Dales cottage with 2 reception rooms and 3 bedrooms as well as a useful garage with a 1 bed annex in the heart of this sought after Dales village.

Masham 5 miles, Ripon 6 ½ miles, Harrogate 14 ½ miles,
A1 11 ½ miles, Northallerton Train Station 18 ½ miles.

GUIDE PRICE
£495,000



Turnaway is a pretty semi-detached house situated on the edge of the highly sought-after village of Kirkby Malzeard with a garage, off-street parking and a very useful 1 bed annex. This lovely house has spacious accommodation and a good-sized garden. The property is sold in very good order.

Stable door leads into the Kitchen/breakfast room with extensive base and eye level units with fully tiled floor; granite work surface incorporating a 1 ½ bowl stainless sink unit and a large breakfast bar with light lantern above. Rangemaster cooker with extractor fan above, space for freestanding fridge/freezer; integral dishwasher and micro-wave and store cupboard. Dining room with fully tiled floor; feature wood beam and stone wall, large open fireplace with wooden mantle above, log burner in situ and recessed shelves to one side. Front door leads to the front of the house with views straight up Main Street. Sitting room with large open fireplace with stone surrounds and hearth with log burner in situ, wooden ceiling beam and wall light points. Downstairs shower room with under floor heating, fully tiled floor; shower cubicle, pedestal wash handbasin and low level WC. Utility cupboard with plumbing for a washing machine.

Stairs lead to a landing with airing cupboard/wardrobe. Doors off to the bedrooms. Bedroom 1 with wooden beam and views up Main Street. Bedroom 2, spacious room. Bedroom 3 with loft ladder to loft storage. Bathroom with under floor heating, roll top bath on claw feet and overhead shower unit with glass shower screen, pedestal wash handbasin with medicine cupboard above, low level WC, wall mounted heated towel rail and door to airing cupboard with hot water tank and storage shelves.

Outside

The gardens to Turnaway are a delight and would be perfect for a keen Gardner. Laid to lawn with mature planting, well stocked borders, small trees, stone patio area for dining and surrounded on three sides by high, mature hedging. French doors lead into the garden room at the back of the garage.

Annex/Garage, double doors with off street parking space and rear door to the garden room with French doors to the garden and an outside staircase to the bedroom. Bedroom, good sized room with wooden floor; small built in kitchen area with sink unit and door to cloakroom with low level WC and wall mounted wash handbasin.

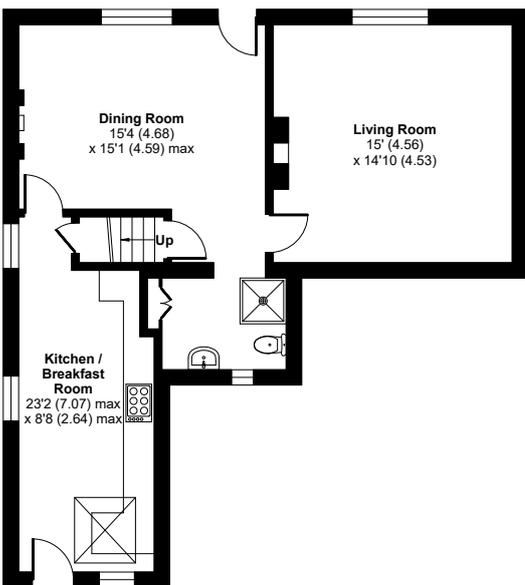
Location

Kirkby Malzeard is situated some 6 miles to the West of the Cathedral City of Ripon. The village is much sought after and has a great community. It has a pub, fantastic butcher's shop, grocers/newspaper shop, garage, great primary school, an excellent doctor's surgery as well as a Village Hall/Mechanics Institute and a Fish and Chip shop! There is a large recreation area (Highside playing field) with cricket/football pitch, tennis courts, pavilions and lots of space for children. Ripon itself is a short distance away and provides a wide range of shops etc. The countryside around Kirkby Malzeard is a delight with excellent riding and walking facilities and many local attractions among them Fountains Abby and the ruins at Hackfall. There is also a charming local golf course at Masham and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by. The prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.

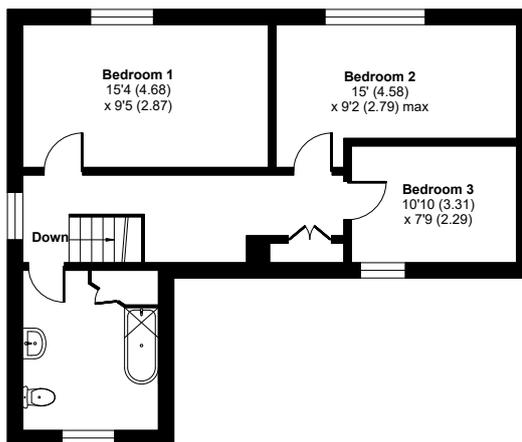


FLOORPLANS

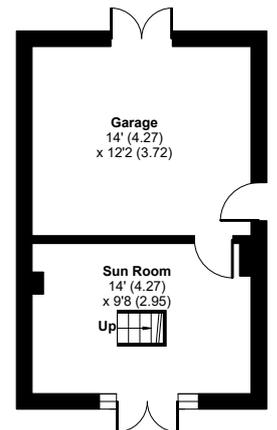
Ground Floor



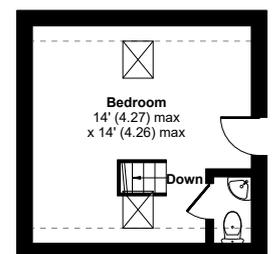
First Floor



Garage Ground Floor



Garage First Floor





Services

Mains water, electricity and drainage..

Council Tax

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

Tenure and Possession

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

Directions

As you come into the village from Ripon carry on up Main Street past the garage on our right and Turnaway will be found in front of you at the top of the village just as the road turns left.

Viewing

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

Energy Performance

EPC rating is "E", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	39 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.