

Apple Tree Cottage

Church Street, Kirkby Malzeard, Nr Ripon, HG4 3RT



Apple Tree Cottage is a delightful, detached, 4 bed family house with 3 reception rooms, off-street parking and a good sized garden situated 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
£745,000



Apple Tree Cottage is a charming 4 bed detached family house with 3 reception rooms, large garden, and off-street parking for several cars. Situated off Church Street, diagonally opposite the Church, the house is approached through twin wrought iron gates into a large gravelled drive/parking area. Flanked by apple trees and mature bushes this area provides ample off-street parking. Front door leads into the dining room with wooden floor and wide steps to the family/breakfast/dining room. To the side there is a door leading to a rear hall/boot room and leads further to the utility room with a stainless steel sink unit set in a base unit with plumbing for a washing machine below, low level WC, shower cubicle and door to cupboard housing the hot water tank. The sitting room is off the dining room and has wooden floors with a large open stone fireplace with stone mantle, slips and hearth with a log burner in situ. There is a set of book shelves to one side and a display alcove to the other with a separate set of book shelves. The family/breakfast/dining room is the heart of the house with underfloor heating and forms a large open space for all of the family. It has a range of base and eye level units with quartz work tops, inset single bowl sink unit with a boiling water tap, drainer, an Everhot 4 door oven with 2 hot plates and an extractor fan above, alcove for an American style fridge/freezer and an integral dishwasher. There is also an Island with cupboards and wine fridge below and quartz work surface incorporating a preparation sink unit and breakfast bar to one side. There is a set of concertina doors leading to the rear terrace and garden.

First floor landing with doors off to all bedrooms and bathrooms. Bedroom 1 has a set of built-in wardrobes along one wall with windows overlooking the front. Bedroom 2 has a large built-in double wardrobe and views over the front garden. Bedroom 3 is set at the rear of the house with views over the rear garden and door to a "Jack and Jill" bathroom with electric underfloor heating, a panel enclosed bath with over head

shower and glass shower screen, wash basin, low level WC, part tiled walls, wall mounted heated towel rail and door leading to Bedroom 4 with views over the rear garden. Family shower room with electric underfloor heating, walk-in shower cubicle with part tiled walls, wash hand basin set in a vanity unit with cupboards below, heated towel rail, and low level WC.

Outside

To the front there is a large gravelled drive area with off street parking for several cars and flanked by apple trees and mature bushes. There are a couple of log stores and an outside oil boiler for the central heating and hot water. The garden of Apple Tree cottage is a delight laid to lawn with mature planting and stocked borders.

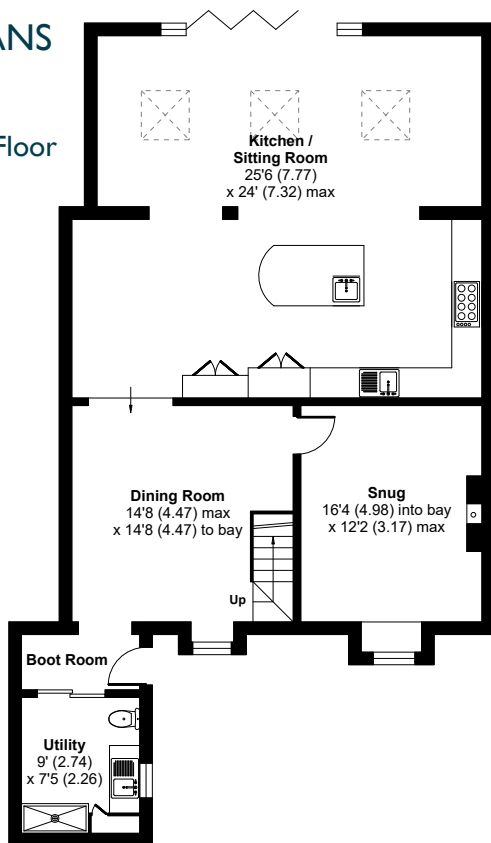
Location

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.

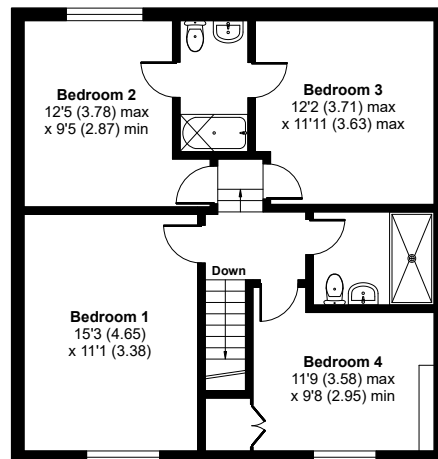


FLOORPLANS

Ground Floor



First Floor





Services

Mains water; electricity and drainage. Oil fired boiler.

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 and turn right at the Memorial into Church Street. Apple Tree Cottage will be found on the left just before The Church.

Viewing

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

Energy Performance

EPC is band "E". Full details available.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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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.