



ROSE COTTAGE, ELLINGSTRING

RIPON, HG4 4PW

£425,000
FREEHOLD

A lovely country cottage located in a rural setting with refurbished accommodation and a quirky yet cosy feel. The property is just a few miles from Masham, Bedale and Leyburn and is full of character and also benefits from superb gardens, off street parking and a great layout. The property will suit those looking for a home they can move straight into in a quiet position.

NORMAN F. BROWN

Est. 1967

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- Three Bedrooms • Character Cottage • Refurbished Home With A Quirky Feel • Great Layout • Rural Village Location • Lovely Gardens • Off Street Parking • Oil Fired Heating & Double Glazing • Enquire Today For Your Personal Viewing • Video Viewing Tour Available



Description

This quirky cottage opens into an entrance porch and then into the spacious sitting room where the character is immediately on show with exposed wood beams and a working cast iron Yorkshire range fire. The sitting room leads through to a snug which also has a cosy feel from the double fronted Villager log burning stove which is set onto a stone hearth and there is an exposed wood beams. Also off the sitting room is a dining area, great for entertaining with steps up to a kitchen and a door through to a utility room and it could also make for a great at home study. There is also a useful undercroft for extra storage. The utility room has a worktop with spaces under for a washing machine and under counter fridge and freezer with a clever set of shelving also built in.

The lovely bright kitchen comprises of a range of wall and base units with a wood worktop over having a tiled splashbacks and a double Belfast style sink with an outlook over the gardens. There are appliances including an integral fridge freezer and a space for an electric range style cooker with an extractor hood over. Off the kitchen to the rear is a sun room with timber double glazed windows and French Doors out to the garden providing another great space for entertaining.

Steps from the kitchen lead up to the first floor landing which has a useful built in cupboard and a separate

airing cupboard. The main bedroom is an excellent double with yet more exposed wood beams, a built in wardrobe and an ensuite shower room including a shower enclosure with a folding screen door, wall mounted washbasin and a push flush W.C. Bedroom two is another excellent double to the front with an exposed wood beam and bedroom three is a good single to the rear with an attractive view of the garden. The main shower room comprises of step in shower with fixed and hand held shower heads and a screen plus a washbasin set into a vanity unit and a push flush W.C.

Outside

To the front is an attractive Pea gravel garden with a flower border having stone edging plus a useful log store, all enclosed by a hedged and walled boundary with gated access from the road.

To the rear is a lovely lawned garden with a shrub border. From the sun room is a paved seating area with stone steps and retaining wall up to a gravelled path by the lawn, which has flower bed borders with stone edging and there is a useful shed for storage that has lighting and power points for those wanting a workshop. A gate leads through to a gravelled driveway which has parking for 2 cars accessed via a right of way from a lane to the side of the neighbouring property. There is also some veg beds and a greenhouse too.

Location

Ellingstring is a quiet hamlet, nicely situated in beautiful Wensleydale, North Yorkshire approximately 5 miles from the bustling market town of Masham, home of the famous Black Sheep Brewery and just 7 miles away is Leyburn, another busy market town. Ellingstring has good access to local tourist attractions such as Brymor ice cream, local amenities and is also ideally placed to enjoy the hills and the dales which surround it.

General Notes

Viewing - by appointment with Norman F. Brown.

Local Authority – North Yorkshire Council

Tel: (01609) 779977

Council Tax Band – D

Tenure – We are advised by the vendor that the property is Freehold

Construction: Standard

Conservation Area - No

Utilities

Water – Mains (Yorkshire Water)

Heating: Oil

Water – Hot Water Cylinder/Immersion Heater

Drainage: Mains

Broadband:

Checker: www.checker.ofcom.org.uk

Mobile:

Signal Checker visit www.checker.ofcom.org.uk

Flood Risk: Very Low

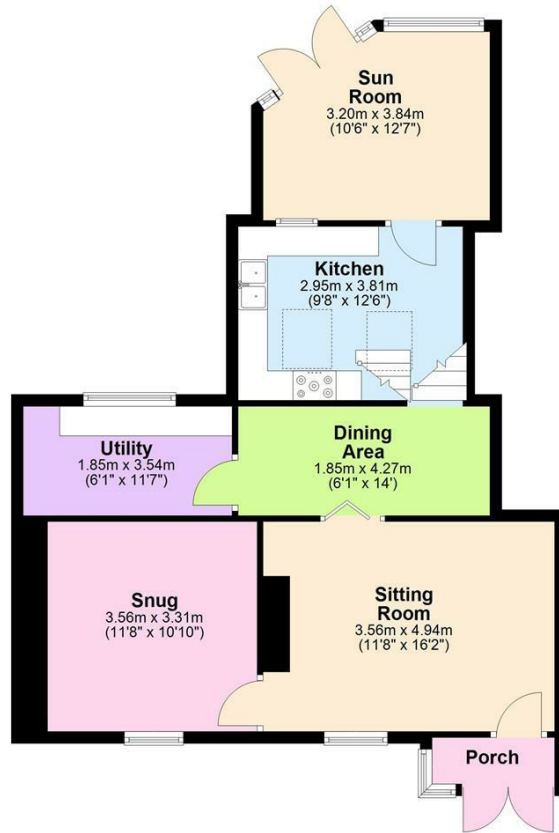
Has the property ever suffered a flood in the last 5 years – No

Restrictive Covenants: Not Known

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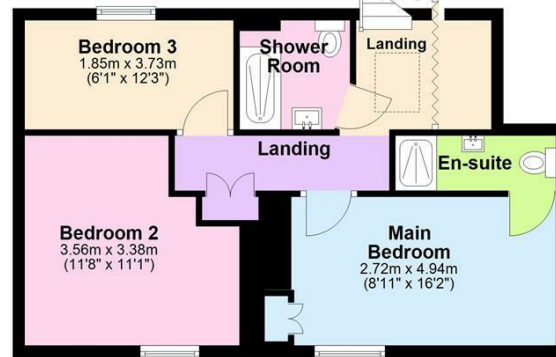


Ground Floor
Approx. 72.2 sq. metres (777.4 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)

First Floor
Approx. 47.7 sq. metres (513.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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