

# The Old Wesleyan Chapel

Thirn, Ripon, North Yorkshire, HG4 4AU



A charming link-detached 2 bed cottage situated in this sought after village close to the market towns of Masham and Bedale with views over the surrounding countryside.

Masham 3 ½ miles, Bedale 4 ½ miles, Ripon 12 ½ miles, Harrogate 28 miles, A1 6 ½ miles, Northallerton Train Station 12 ½ miles.

**GUIDE PRICE**

**£269,100**



The Old Wesleyan Chapel dates back to 1825 and is a charming house with a sitting room, Kitchen/breakfast room, 2 bedrooms and a family bathroom. It is in a very quiet position and has double glazing throughout.

### **The House**

The property is approached via a private lane leading to an off street parking area and steps to the front garden and to the front door. The front door leads to an entrance porch with a tiled floor and space for coats, boots etc. and in turn double doors lead to the sitting room. This is a delightful room with an open fireplace with a gas log burner. The kitchen/breakfast room leads off the sitting room and is a good size. It has a wooden floor and a range of base and eyelevel units with good work surfaces, a built-in electric oven with an electric hob unit above. There is space for a fridge/freezer and a dining table.

Upstairs there are 2 good bedrooms with a family bathroom. All the rooms are light and airy with delightful views.

### **Outside**

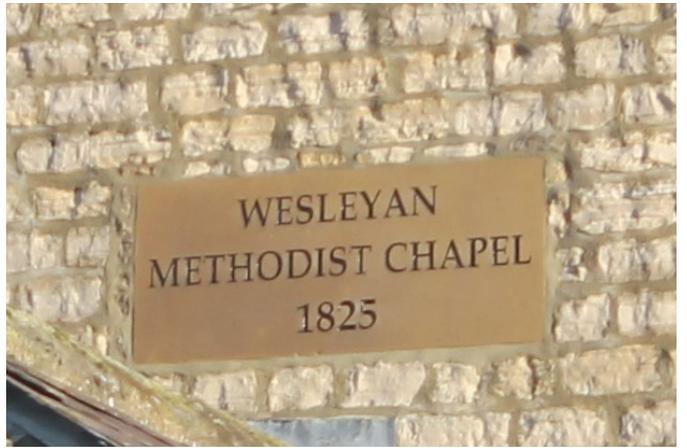
The garden is to the front and side of the house and is laid mainly to lawn with stocked borders metal arch and paved path to the front door. There is a gravelled parking space for a vehicle.

### **Location**

The village of Thirn is a popular location close to the village of Thornton Watlass with its Pub and Village Cricket Green. The Market towns of both Masham and Bedale are close by with a good range of shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, bank, excellent doctors surgeries and 2 Breweries!

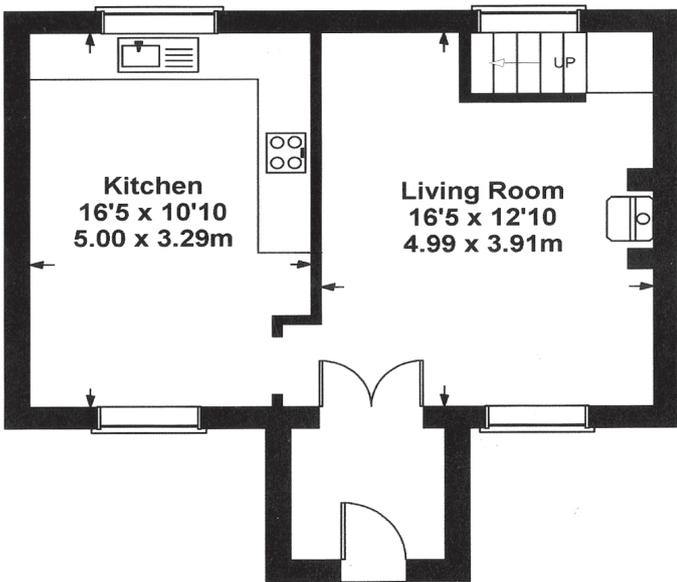
The A1 is approximately 6 ½ miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 12 ½ miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance and the house sits in the middle of the West of Yore hunt country. The countryside around Low Ellington offers delightful riding and walking opportunities and has many local attractions

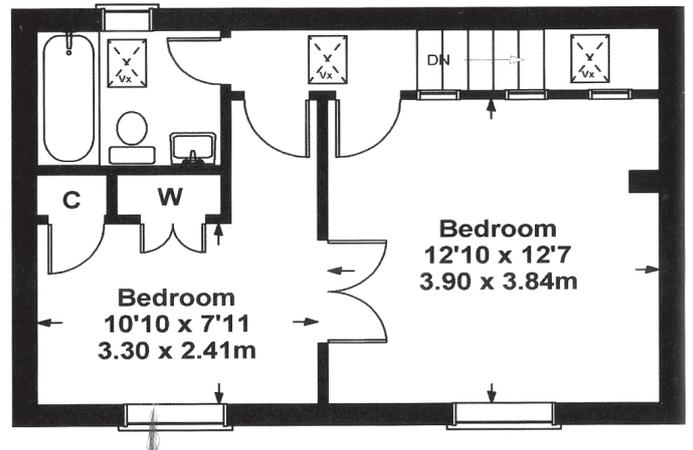


## FLOORPLANS

Ground Floor



First Floor





### Directions

Leave Masham on the Ripon road, cross over the River Ure and turn immediately left. Carry on this road for approximately 3 miles and turn left at the crossroads to Thirn. On entering the village carry on for about 80 meters and you will find a small gravelled lane on your left. Turn left here into a gravel lane and carry on and The Old Wesleyan Chapel will be found on the left.

### Services

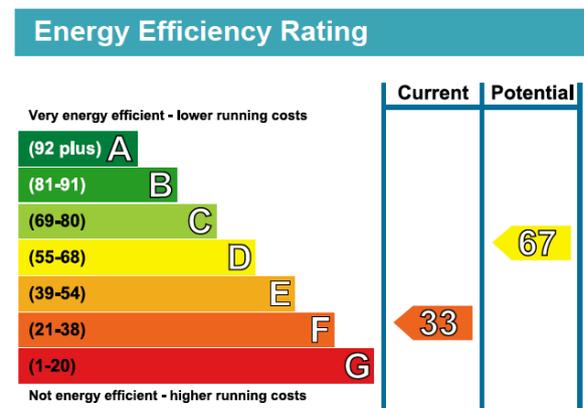
Mains water, electricity and drainage. Gas fired central heating.

### Viewing

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

### Energy Performance

Full certificate available on request.



### 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.