

Winterburn

8 Rodney Terrace, Masham, Ripon, North Yorkshire, HG4 4JA



A charming family house with large, airy rooms with high ceilings to the first two floors, situated in a secluded setting yet a short walk from the Market Square of Masham. The house has 2 reception rooms and a study, kitchen/breakfast room, 5 bedrooms and 2 bathrooms as well as a number of outbuildings, large cellar and off-street parking.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles,
Northallerton Train Station 14 miles.

GUIDE PRICE
£449,100



Sitting room, dining room, study, kitchen/breakfast room, Utility room, WC, 5 bedrooms, 2 bathrooms, large cellar; outside workshop/utility room, coal store and off-street parking. High ceilings and large windows to most of the rooms, secondary double glazing and gas fired central heating.

The House

The house is approached through the front garden to a covered veranda. Large front door leads into a reception hall with an understairs cupboard perfect for coats etc. The sitting room is a charming room with high ceilings, cornicing and picture rail as well as a dado rail and large window overlooking the front garden. There is a large open fireplace, with carved wooden surrounds and marble insert and hearth with a gas coal fire in situ and two wall light points. The dining room is a fine room with high ceilings, cornice and picture rail as well as a dado rail and a large window overlooking the rear of the house. There is an open fireplace (blocked) with a wooden mantelpiece and bookshelves to one side. The kitchen/breakfast room is at the heart of the house and has a great range of base and eye level units with ample wooden work tops incorporating a 1 ½ bowl sink unit and drainer. There is a gas fired 2 oven Aga and space for a fridge/freezer and an electric cooker with an extractor fan above. A door leads down to the cellar. This runs underneath the front of the house and provides a substantial storage room. The Utility room is off the kitchen and has a range of storage units, plumbing for a dishwasher and washing machine and space for a dryer. There is a door leading to a separate WC with a low level WC and pedestal wash hand basin. A further door leads from the utility room to the outside and rear of the house.

On the first floor there is the main bedroom at the front of the house. This is a light and airy room with high ceilings, picture

rail, 2 wall light points, 2 large double built-in wardrobes and wonderful views over the garden at the front. A door leads to an en-suite shower room with a shower cubicle, feature wash hand basin, low level WC, heated towel rail and part pebble tiled wall. Next to the bedroom is Bedroom 5 which could double up as a dressing room. Bedroom 2 is also a good size with high ceilings and large window with views to the rear of the house and a large double built-in wardrobe. On the half-landing there is a small lobby with an airing cupboard and the family bathroom with a panel enclosed bath, separate shower cubicle, pedestal wash hand basin, heated towel rail, part tiled walls and a dado rail with wood panels below. Door leads to a separate WC with wall mounted wash hand basin, low level WC and a dado rail with wood panels below

On the second floor there are two double bedrooms and a study. Both of the bedrooms are a good size, and the study could possibly be converted into a shower room.

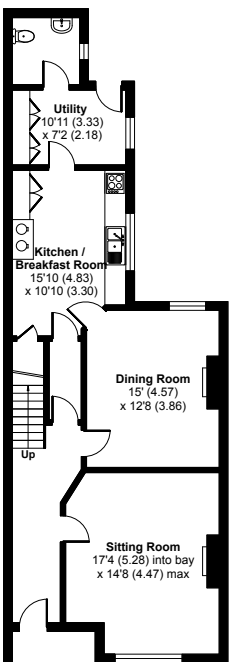
Outside

There is a small front garden laid to lawn with well stocked borders, high hedge and a garden path leading to the front door. There is also a private parking space in front of the house. To the rear of the house there is a side garden with 3 store sheds and plenty of space for BBQ's etc. There is a rear gate and access onto the back lane for deliveries etc.

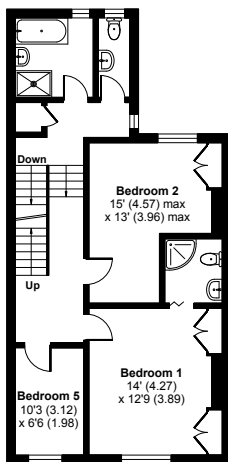


FLOORPLANS

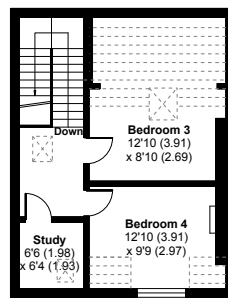
Ground Floor



First Floor



Second Floor



Location

The property is situated in a very sought-after position on the edge of Masham and a short walk from the Market Square with all of its shops, cafes and restaurants. The Market town of Masham has a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 Breweries, an excellent primary and pre-school and an excellent Doctors surgery! There is a range of excellent senior schools in the local area both private and public with bus services to most. The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 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. The countryside around Masham offers delightful riding and walking opportunities and has many local attractions with a charming local golf course and the highly renowned Swinton Park Luxury Castle Hotel with its Spa is close by.



Services

Mains water, electricity, gas and drainage.

Council Tax

Council tax is band D and payable to Harrogate District Council.

Tenure and Possession

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

Directions

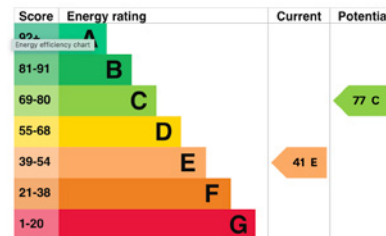
On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street and carry on into Park Street. The road then becomes Thorpe Road and Rodney Terrace is found on the right just after Swinton Road. No. 8 will be found 100 meters down on the right.

Viewing

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

Energy Performance

Full certificate available on request.



Important Notice

Giles Edwards Yorkshire Property for themselves and for the vendor of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Giles Edwards Yorkshire Property has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Giles Edwards Yorkshire Property, nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.