

# The Old School

Grewelthorpe, Nr Ripon, North Yorkshire, HG4 3BW



The Old School is a delightful, spacious family home with 4 bedrooms, 3 bathrooms (1 en-suite), 3 reception rooms, newly fitted kitchen (Jan 2025), utility/boot room and a great garden with gazebo over hot-tub, a spectacular garden room with far-reaching views and off-street parking for a couple of vehicles.

Masham 3 ½ miles, Ripon 7 miles, Harrogate 16 miles, A1 13 ½ miles, Northallerton Train Station 17 ½ miles.

**GUIDE PRICE**  
**£575,000**



The Old School is the perfect family house with a sitting room, dining room, study, double bedroom and bathroom, recently fitted kitchen with a breakfast bar, utility room and WC on the ground floor and 3 double bedrooms on the first floor with 2 shower rooms (1 en-suite) on the first floor. The School was built in 1842 on land donated to the village in 1837 by a Mrs Lawrence. It was the heart of the village for over a Century and a half until it closed its doors in early 2000's and was converted into this spectacular family home.

The house is entered at the side, with courtesy lights either side, and into a large dining room. Double aspect room with double doors leading out onto a dining terrace and further double doors lead on into a large sitting room with a central open fireplace with a gas log burner in situ. There is a study space by the stairs and doors leading off. There is a study off the sitting room with a door to the boot room and a vestibule leading to a guest bedroom suite with a double bedroom and bathroom. The bathroom has a panel enclosed bath with a fixed overhead shower and glass screen. Pedestal wash handbasin and low level WC with fully tiled floor and part tiled walls. The kitchen has recently been totally refurbished and has an excellent range of base and eye level units with 1 ½ bowl sink unit with drainer, large larder cupboard with drawers, built-in double electric oven, microwave, electric induction hob unit with extractor fan above and integral dishwasher and an American style fridge/freezer. Door leads to the boot room. Good space for hanging coats and storing boots and door to the outside and further door to the utility room with single bowl stainless steel sink unit with cupboard below, plumbing and space for a washing machine and floor mounter oil boiler for the central heating and hot water.

**First Floor.** Large landing area open to the ceiling with exposed beams, doors off to the bedrooms and bathroom. Bedroom 1 is a large double bedroom with a wall of fitted wardrobes and

open to the ceiling with exposed beams. Door to the en-suite shower room with shower cubicle, wash handbasin set in a vanity unit with cupboard below and wall mounted mirror above with lighting either side, wall mounted medicine cupboard and low level WC. Bedroom 2 is a double bedroom open to the roof space with exposed beams. Bedroom 3 is also a double bedroom and currently used as a study with views over the garden. The family shower room has a large walk in shower with wash handbasin set in a vanity unit with cupboard below and wall mounted mirror above with lighting to the side, low level WC and exposed beams.

### Outside

The garden at The Old School is a delight and is fully enclosed and perfect for dogs. Set on several levels it has many different facets, lawned areas with well stocked borders and mature planting with flowers, shrubs and trees. There is a Gazebo with a hot tub, perfect for relaxing in and at the top of the garden there is a stone built Summer room with fantastic views over to the Howardian Hills. This is a great place to sit and unwind after a stressful day or simply to entertain family and friends, with a stone terrace providing plenty of space to sit and relax and the Summer house with light and power, a fridge to keep drinks cold and space for a coffee machine etc. to keep the late evening chill at bay. This could also be the perfect place for a home office. At the side of the house there is space for parking a couple of cars and an EV charging point.



### Location

Grewelthorpe is situated just over 3 miles to the South of Masham with its local shops, butchers, doctor etc. and about 7 miles to the West of the Cathedral City of Ripon. The village is much sought after and has a great community. It has a village pub, a café and an excellent Primary school. There are a good collection of both state and private schools in the area and Grewelthorpe is in the catchment area for the sought-after Ripon Grammar school. Hackfall Woods are only a 5 minute walk away and a wonderful place for dog walking.

To the South lies the village of Kirkby Malzeard with its butchers, grocers shop and garage. There is also an excellent doctor's surgery as well as a Village Hall/Mechanics Institute and a Fish and Chip shop! There is an excellent playing field with tennis courts and further amenities. Ripon itself is a short distance away and provides a wide range of shops etc.

The countryside around Grewelthorpe is a delight with excellent riding and walking facilities and many local attractions among them Fountains Abbey and the ruins at Hackfall as well as the excellent Grantley Hall and all it has to offer. To the North lies The Market town of Masham with its 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.

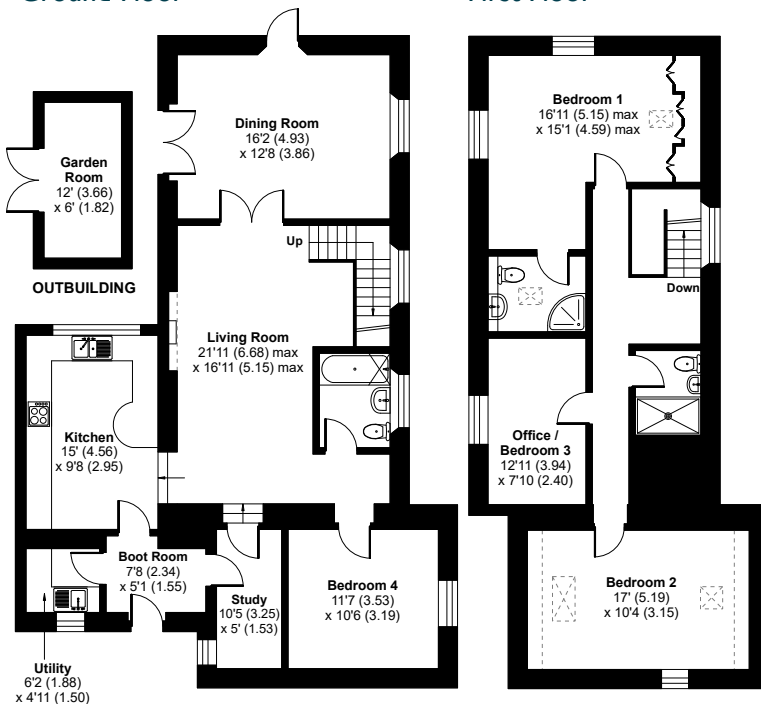
The A1 is just over 7 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 14 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh. The racecourses 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.

## FLOORPLANS

Total square footage of the whole property 1,870ft<sup>2</sup>

### Ground Floor

### First Floor





### Services

Mains water; electricity and drainage.

### Council Tax

Council tax is band "E" and payable to Harrogate District 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 into Grewelthorpe, past the pond, past The Crown Pub and the Church and The Old School will be found after approximately 50 yards on the left.

### Viewing

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

### Energy Performance

EPC is a band "E". further details on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	54 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.