

Little Fold

Low Ellington, nr Ripon, North Yorkshire, HG4 4PE



A charming detached family house situated in this sought after hamlet close to Masham with views over the Green and surrounding countryside.

Masham 2 ½ miles, Ripon 12 miles, Harrogate 21 miles,
A1 9 ½ miles, Northallerton Train Station 16 miles.

GUIDE PRICE
£675,000



The House

The house has double glazing throughout and is beautifully decorated and ready for an incoming purchaser to move straight into. It was built by the renowned local builder Colin Baker some 12 years ago. Where possible the owners used local trade's people to build the house and Little Fold is testament to their excellent work. The dining room is a great room just off the kitchen and is dual aspect with views over the garden and The Green. It leads through into the sitting room which is well proportioned with a large stone open fireplace with a log/solid fuel stove, open to the ceiling and double French doors out to the garden. There are delightful views over the garden at the rear and the countryside at the front. The kitchen is a great size and has a double aspect with views overlooking the garden at the rear and the Green and fields at the front. There is an excellent range of base and eyelevel units with ample worksurfaces and a central island with drawers/ cupboards under. There is also a large walk-in larder. The floor is laid to cermaic tiles and there is an electric range cooker. Just off the kitchen is a large boot/utility room with a separate WC and door to the side of the house and car parking area. Upstairs there are 3 good bedrooms with a bathroom and separate shower room. All of the bedrooms are light and airy with delightful views. The attic has 2 large store rooms and could provide 2 further bedrooms and a bathroom (subject to planning etc.)

Outside

The gardens are to the rear and side of the house and are laid mainly to lawn with some well stocked borders with mature shrubs, plants and trees. The garden backs onto the local fields and gives a wonderful feeling of space and the countryside. There is a stone built store on the side of the house with a greenhouse and garden shed in the garden. The views from the front of the house over the Green are far reaching and add to the charm of Little Fold. There is ample off street parking to the side of the house.

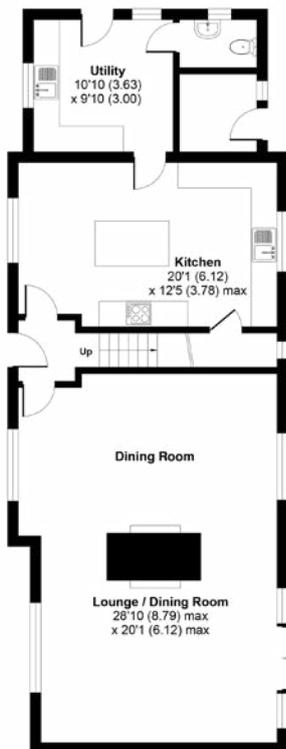
Location

The house is approached via a gravel drive alongside the house leading to a large parking area. Little Fold is situated at the northern end of the hamlet overlooking the Green making the best of the far reaching views. The Market town of Masham is close by with a good range of shops to provide for everyday needs as well as a number of good pubs, restaurants, garages, an excellent doctors surgery, 2 Breweries and an excellent school. Further schools both private and public are close by and bus services run regularly from the Market Square in Masham. The A1 is approximately 9 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 16 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.

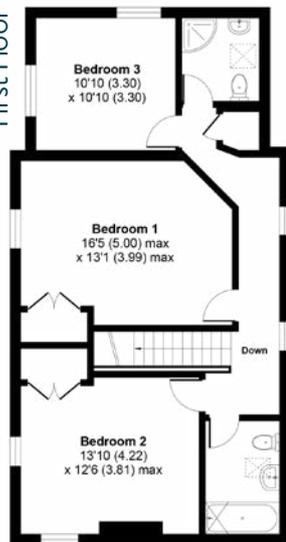


FLOORPLANS

Ground Floor



First Floor





Services

Mains water and electricity with private drainage. Oil fired central heating.

Council Tax

Council tax is payable to Harrogate District Council.

Tenure and Possession

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

Directions

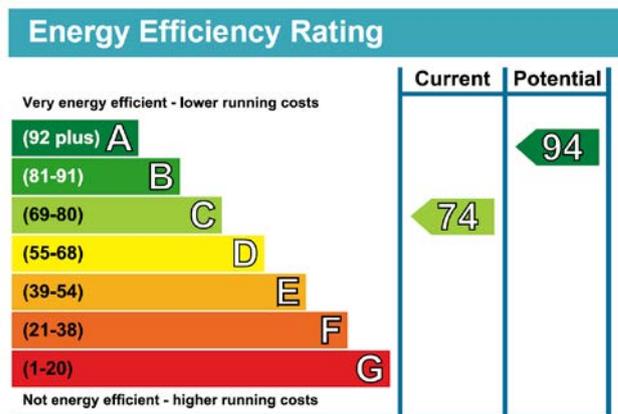
Leave Masham on the Leyburn road and after about 2 ½ miles the road turns sharply around to the left. There is a sign to Low Ellington on the right, turn here. Carry on down the road into the Hamlet of Low Ellington and take the right hand fork. Carry on down the road and turn left down the side of the Green and Little Fold will be found on the right. There is a gravel drive that leads past the side of the house and leads to the rear parking area.

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.