

Fair View House

Healey, Ripon, North Yorkshire, HG4 4LH



Delightful detached 5 bedroom, 3 bathroom (2 en-suite) family house with a large open plan kitchen/family/dining room in immaculate condition with wonderful gardens and stunning views in the much sought-after village of Healey. There is plenty of space to extend either side with the correct planning permission etc.

Masham 3 miles, Ripon 13 miles, Harrogate 22 miles, A1 10 ½ miles, Northallerton Train Station 17 miles.

GUIDE PRICE
£775,000

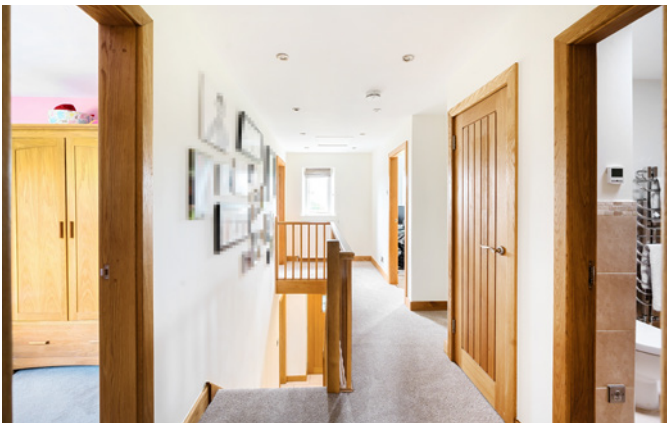


Fair View House was built in 1980 and has been completely refurbished recently. There is a great open plan kitchen/family/dining room with a sitting room, playroom, utility room and separate WC downstairs and 5 double bedrooms and 3 bathroom/shower rooms (2 en-suite) on the first floor. The gardens are a delight and have many different facets to them.

The House

The house is entered via a large front door into a hall with tiled floor and under floor heating. The sitting room is a good sized, dual aspect room with an open fireplace, tiled hearth with a wooden mantle over and log burner in situ and lovely views to the front and rear. The kitchen/family/dining room is a great family space and all open plan. There is an excellent range of base and eye level units all hand crafted in Oak by Richard Pooley with ample Silestone work surfaces with built-in wine rack, integral dishwasher and an electric 4 oven Aga (with the Aims system). The floor is fully tiled with under floor heating. Central Island with cupboards and drawers below, Range Master American style Fridge/freezer with ice and water, Butlers sink unit with hot/cold and boiling water tap, arch leads through to the dining room with fully tiled floor with under floor heating. Further door leads to the play room. This used to be a garage and could easily be tuned back into one. Utility room is just off the kitchen with plumbing for a washing machine, space for a dryer, butlers sink unit and door to the rear garden. Door to separate WC with wall mounted WC and wash handbasin and fully tiled with under floor heating.

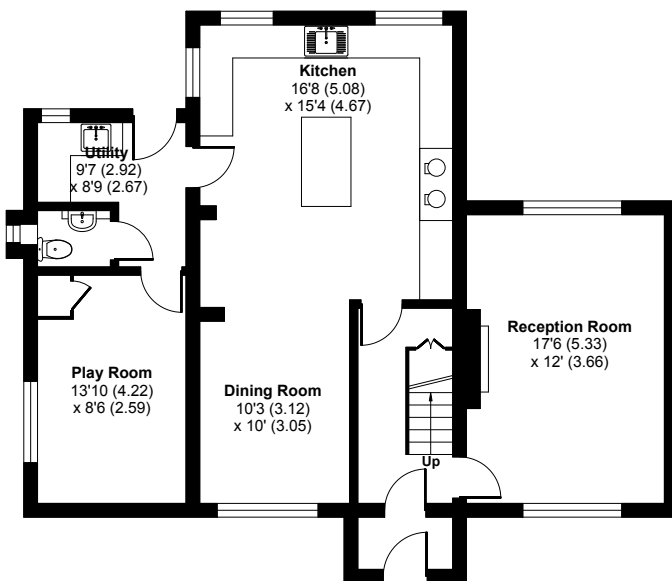
Upstairs there is a large landing area with door to the airing cupboard and access to the loft area. The main bedroom has a range of built-in wardrobes and views over the rear garden and fields beyond. There is a door leading to an en-suite shower room, fully tiled floor and part tiled walls with a walk-in shower cubicle, wall mounted wash hand basin with vanity mirror and shaver point above and a low level WC and heated towel rail. Bedroom 2 has far reaching views to the front of the house, with modern statement chandelier and an en-suite shower room with walk-in shower cubicle, fully tiled floor and part tiled walls, vanity mirror, Wall mounted wash hand basin and WC, heated towel rail. There are 3 further double bedrooms all with stunning views. Family bathroom with fully tiled floor and part tiled walls, tiled enclosed bath with central taps and wall mounted shower unit with glass shower screen. Wall mounted wash hand basin, heated towel rail and WC, vanity shelf with mirror and lighting above.



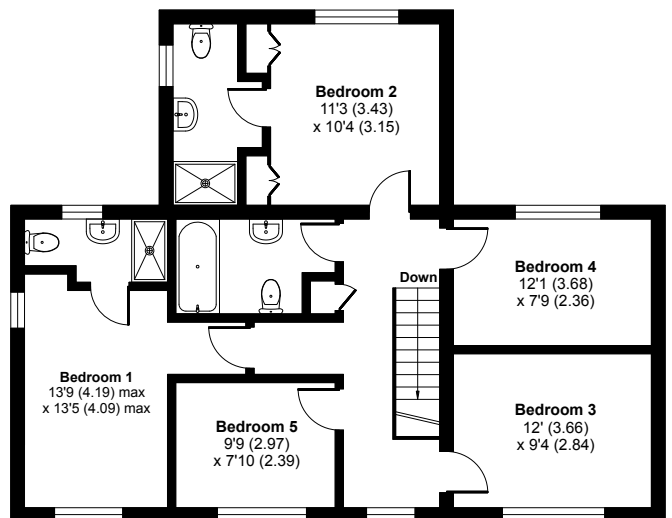


FLOORPLANS

Ground Floor



First Floor





Outside

to the front of the house the gardens reach down to the road with a driveway and ample off-street parking for several vehicles. Lawned area either side with dwarf stone walls and fully stocked borders. Wide side access with space for garage (subject to planning etc.) and leads through to the rear gardens. The rear garden is a delight with many different facets to it. Large lawn area with well stocked borders, stone patio/ dining area with BBQ area with stone pizza oven, great area for entertaining. There is a good sized vegetable garden, small orchard and sizable pond with pump for running water. To the side there is a designated chicken run (could be used as a dog run / enclosure) and 2 outbuildings used for storage, workshop and stables.

Location

Fair View House is situated at the end of the village with an elevated position making the best of the far reaching views. Situated in the Nidderdale area of outstanding natural beauty, 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 and private drainage. Oil fired central heating.

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

Leave Masham on the Leyburn road and before you leave the town turn left to Fearby and Healey. Carry on this road, through Fearby Cross and Fearby and the next village in Healey itself. Carry on through the village and Fair View House is the last house on the right before you go down the hill.

Viewing

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

Energy Performance

Full certificate available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65	76
39-54	E		
21-38	F		
1-20	G		

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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.