

# Naegill House

Grewelthorpe, Nr Ripon, North Yorkshire, HG4 3DB



Naegill House is a charming double fronted family house on the edge of this sought after Dales village. It has 4 double bedrooms and 2 bath/shower rooms with a good sized sitting room, dining room and kitchen as well as a utility room and downstairs WC.

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

**GUIDE PRICE**  
**£595,000**



## The House

Naegill House is a pretty, double fronted Dales house situated on the edge of the highly sought-after village of Grewelthorpe. The house has well-proportioned rooms and is sold in very good order. Downstairs there is a hall with a door leading to a double aspect sitting room with an open fireplace with a Log-burner. There is also a dining room/snug off the sitting room with a large open fireplace with a Log-burner. The kitchen has been totally re-done with a stone tiled floor and has a great range of units with wooden work tops electric hob unit with overhead extractor fan, built-in twin electric wall mounted ovens, integrated fridge/freezer and dishwasher. A door leads out to the rear hall and a separate WC. This in turn leads through to the boot room and a further door leads from the rear hall to the garden. There is a large utility room that has a range of built in units with plumbing for washing machine and space for a dryer. There is a pull down ladder to some loft storage space. This room is large enough to be used as another reception room should the need arise.

**First Floor.** Large landing area with doors to two double bedrooms. Each bedroom has far reaching views. Shower room with large walk-in shower with part tiled wall, wash hand basin

set in vanity unit, low level WC and heated towel rail.

**Second floor.** Landing area with doors off to 2 double bedrooms both with far reaching views. The main bedroom has a walk-in wardrobe. Bathroom with wood panel walls, panel enclosed bath, wash hand basin, low level WC and 2 heated towel rails. Each floor has a large landing with space, should the need arise, for an en-suite shower room.

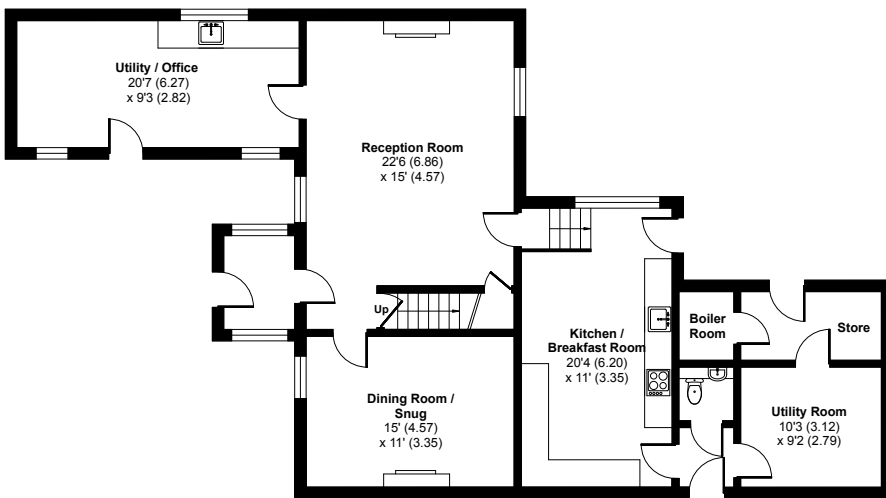




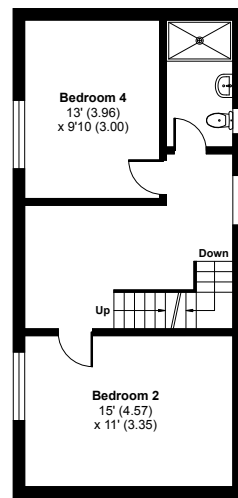


**FLOORPLANS**

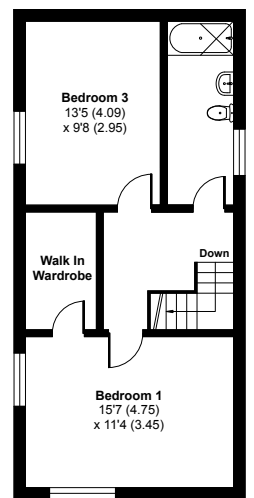
**Ground Floor**



**First Floor**



**Second Floor**





### Outside

There is a charming front garden with well stocked borders, iron railings and gate to the road. This area is large enough for off street parking and is currently used as an evening dining area making the most of the views and evening sun. A path leads to the side of the house and the main garden. This is laid to lawn with a variety of flowers, shrubs and plants and views over the fields to the side and has a useful summer house. There is a charming dining area and perfect for summer lunches and afternoon teas! To the rear of the house there is a small courtyard with an electric sliding gate and space for parking a couple of cars.

### 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. 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 Abby and the ruins at Hackfall as well as the excellent Grantly 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.



### 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 and then turn left to Kirkby Malzeard. At the end of the road turn right to The Hutts and Naegill house will be found a short distance 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79
55-68	D	57	
39-54	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.