

Anvil Cottage

Thronton Steward, Ripon, North Yorkshire, HG4 4BB



A delightful 3 bedroom character property with a large open plan living area and garage situated in this sought after village with stunning views over Wensleydale and up to Jervaulx Moor.

Masham 6 ½ miles, Middleham 4 miles, Leyburn 6 miles, Ripon 15 miles, Harrogate 26 miles, Northallerton Railway Station 19 miles and The A1(M) 11 miles.

GUIDE PRICE
£415,000



Anvil Cottage is set up from the road and its elevated position makes the best of the stunning views. Steps lead through the front garden to the front door, open entrance porch leads to the entrance vestibule with a large coat cupboard. Door leads through into the open plan sitting/dining/study. This is a large, triple aspect, open plan room with a wooden floor, an open fireplace with a stone surround, mantle and hearth and a multi-fuel log burner. There is space in the return for a study area and a large dining area as well. The kitchen has a good range of base and eye level units with ample granite worksurfaces with a stainless steel sink unit and drainer, free standing Kitchener Range Master cooker with an extractor fan above, Bosch microwave oven, integrated fridge/freezer, integrated dishwasher, washing machine, fully tiled floor and door to the rear garden.

First floor landing with airing cupboard housing hot water tank, access to the loft via a ladder. Bedroom 1 is a double aspect room at the front of the house with far reaching views and 3 wall light points. Bedroom 2 is at the front of the house with far reaching views. Bedroom 3 is at the rear of the house. Bathroom with fully tiled walls, double ended panel enclosed

bath with mixer taps, shower cubicle, vanity wall unit with cupboards, insert wash hand basin and WC, wall mounted heated towel rail and wall light point.

Outside

There is a small walled front garden with space to sit outside and for plant pots. A side path leads to the rear garden. Good selection of shrubs and evergreen plants providing privacy and shelter; steps lead up to wooden dining/entertaining deck with space to sit/dine and BBQ. Opposite the house there is a single garage with double doors.

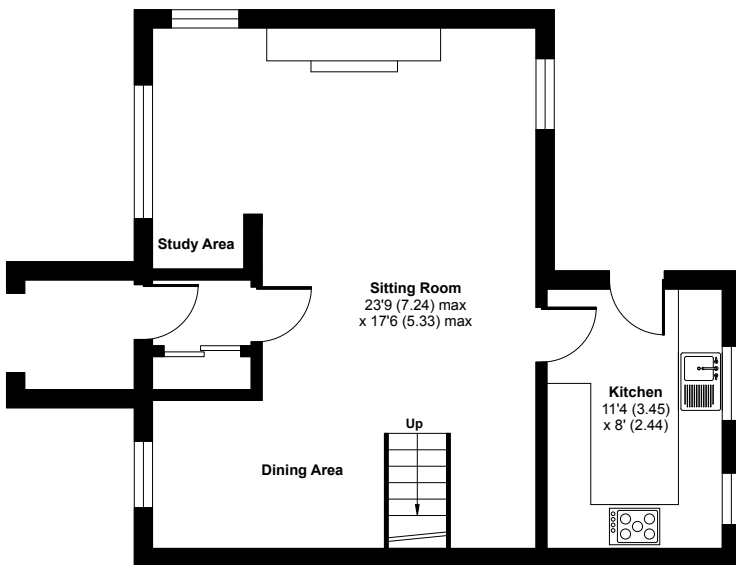
Location

Thronton Steward is set in a conservation area well away from the road yet close to the towns of Masham and Leyburn with their markets and local shops. The horse training village of Middleham is a few miles away with its Castle (home of King Richard III) and many training yards. The countryside around Thronton Steward offers delightful riding and walking opportunities and has many local attractions including a number of good pubs!

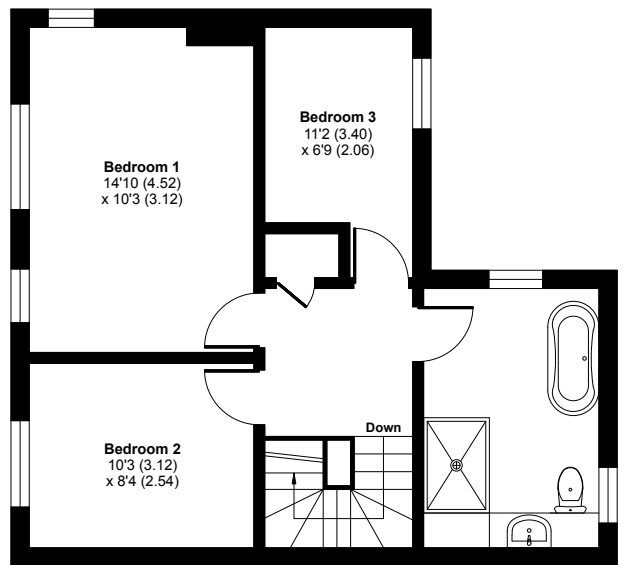


FLOORPLANS

Ground Floor



First Floor





Services

Mains water, electricity and drainage.

Council Tax

Council tax is payable to Yorkshire Council, band "E".

Tenure and Possession

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



Directions

From the village of Thirn continue towards Thornton Steward. When you come to the village take the first left and carry on the road. Anvil Cottage is the second cottage on the right.

Viewing

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

Energy Performance

EPC rating is D, further details are available on request.

Score	Energy rating	Current	Potential
Energy efficiency chart			
81-91	A		
69-80	B		
55-68	C		79 C
39-54	D	63 D	
21-38	E		
1-20	F		
	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.