

# Firtree Cottage

Thornton Watlass, Ripon, North Yorkshire, HG4 4AH



Picturesque 2/3 bed cottage situated right on The Village Cricket Green in this charming village in need of some modernisation with outbuildings. The property could be made into a 3 bed, 2 bath, 2 reception cottage with a large kitchen/breakfast room (subject to usual planning permissions etc).

Masham 4 miles, Bedale 2 ½ miles, Ripon 11 ½ miles, Harrogate 23 miles, A1 5 ½ miles, Northallerton Train Station 11 ½ miles.

**GUIDE PRICE**  
**£345,000**



## The Property

Firtree Cottage comes to the market in need of some modernisation but with a wealth of potential. The internal rooms are a good size and the attached outbuildings provide some very useful space/footprint for conversion (subject to planning etc.).

**Ground Floor:** - The house is entered via the front door into a small entrance lobby. This leads into the Sitting room with views over the Cricket Green and an open fireplace currently with an electric fire insert. The dining room is on the other side of the lobby and again has views over the Cricket Green. The kitchen is at the rear of the cottage with a range of base and eyelevel units with work surfaces incorporating an electric hob unit with an extractor fan above, built in eyelevel electric oven and a 1 and ½ bowl stainless steel sink unit. A further door leads through to the breakfast room with a door to the rear garden. The bathroom is downstairs and comprises of a panel enclosed bath, WC, wash handbasin and store cupboard.

**First Floor:** - There are 2 double bedrooms with views over the Cricket Green.

## Outside

The garden at the front is a great feature of the cottage with views over the Cricket Green. Mainly laid to lawn with well stocked borders it also has space for some off-street parking and a new driveway. There is a paved rear garden with views over the fields at the rear. There are 2 outbuildings at the rear and side of the house that could easily be incorporated into the main house subject to the usual planning permissions etc.

## Location

The property is situated overlooking the Village Green and Cricket pitch. Thornton Watlass is a great village with a strong local community. There is a wonderful pub, The Buck Inn, that provides excellent beer and food. Thornton Watlass Church dates from the 11th Century and is found on the edge of the village next to the Primary school and Village Hall. Local shops are found in both Bedale (2 ½ miles) and Masham (4 miles).

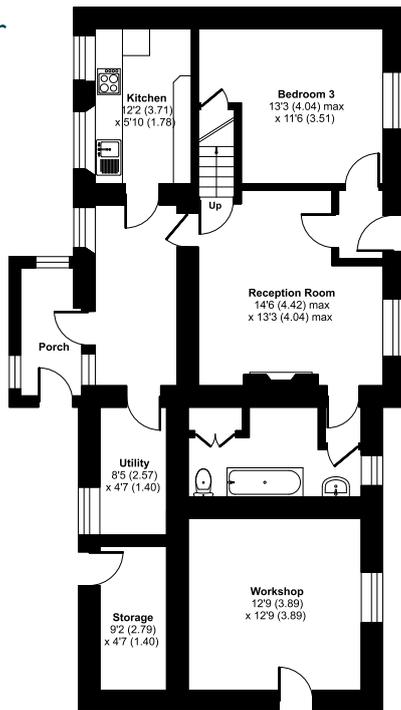
The A1 is just over 5 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 11 miles away and provides excellent access to the National Rail Network with direct links to London Kings Cross and Edinburgh.

The racecourses of Ripon, Thirsk, Catterick and York are all within easy distance. Bedale Golf Course is close by as well as an excellent Leisure centre in Bedale itself. Bedale is a thriving Market Town with a variety of local shops, bakeries, and craft shops as well as a few cafes and restaurants. There is an excellent Doctors surgery as well as a vet's surgery. The countryside around Thornton Watlass offers delightful riding and walking opportunities and has many other local attractions. The School in Thornton Watlass is very good and there is a range of very good both Private and Public schools in the area.

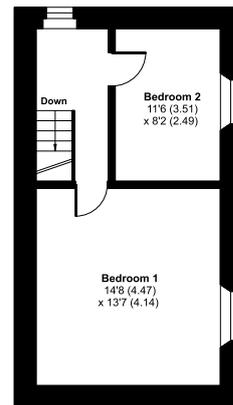


## FLOORPLANS

Ground Floor



First Floor





### Services

Mains water, electricity and drainage. Oil boiler for hot water and central heating.

### Council Tax

Council tax is payable to Hambleton District Council.

### Tenure and Possession

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

### Directions

As you stand on the Village Green with your back to the Buck Inn Firtree cottage is found on the right hand corner of The Green.

### 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		76   C
55-68	D		
39-54	E		
21-38	F	26   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.