



A highly desirable family house with substantial modern barn, stables and stunning panoramic views
Mellwood, Ellingstring, Jervaulx, Ripon, North Yorkshire, HG4 4PJ

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Masham 3 miles

Middleham 3 miles

Bedale 7 miles

Ripon 13 miles

Harrogate 26 miles

A1(M) 11 miles

(all distances approximate)

- drawing room
- dining room
- family room
- study
- breakfast kitchen
- boot rooms
- cloakroom
- master bedroom suite
- 3 further bedrooms and house bathroom
- adjoining garage, utility room and store.
- American Barn with stables and tack room
- paddocks with post and rail fencing

In all approximately 29.7 acres.

The Property

Mellwood is an attractive stone property with panoramic views across the valley.

The property has a number of period features including open fireplaces and stripped wooden floorboards.

Outside

The gardens to the front of the property are laid to lawn with mature shrub and flower borders. There is a flagstone patio area and stone table, which can be accessed from the dining room and provides a sheltered area for eating al fresco.

The rear garden is laid to lawn with panoramic views across the valley.

Location

Mellwood is situated on the slopes below Ellingstring with views towards Jervaulx Abbey and the river Ure. The property is also adjacent to the UK Chasers cross country course and a gate to the far east of the land, provides access onto the course. Middleham is approximately 3 miles to the north and provides a

range of shopping and leisure facilities. The market town of Masham, approximately 3 miles to the south, provides further amenities and about 7 miles to the east is Bedale. Immediately to the west is The Dales National Park.

The A1(M) is approximately 10 miles distant, allowing for access to the major towns and business centres of the North and East. The railway station at Harrogate has access to the mainline stations at York and Leeds which have direct links to London Kings Cross and Edinburgh.

General Remarks and Stipulations

Directions

From Masham take the A6108 to Leyburn. Before Jervaulx Hall on the right hand bend take the left hand turning to Ellingstring. After the entrances to Hammer Farm (on the right) and Hlgh Newstead (on the left) a tarmac driveway will be found on the left which is the entrance to the property. Follow the driveway to Mellwood.

General Remarks and Stipulations

Tenure and Possession

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

Method of Sale

The house is offered for sale by private treaty; however the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services

Mains water, electricity. Private drainage. Oil fired central heating.

Fixtures and Fittings

All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way

The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Council Tax

Council Tax is payable to Richmondshire District Council.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request

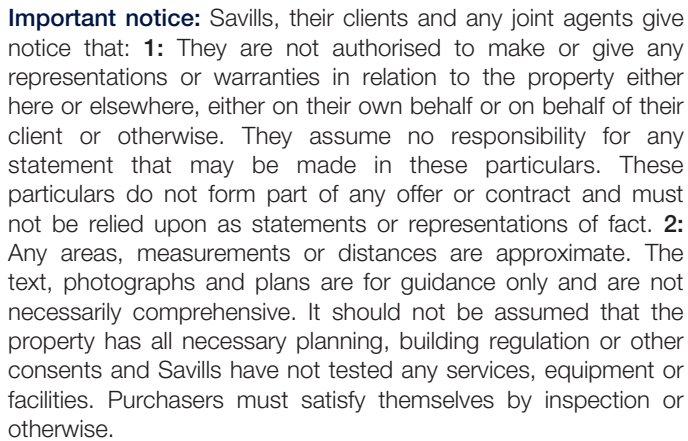
Viewing

Viewing is strictly by prior appointment through Savills Harrogate office, telephone 01423 535800, or joint agents Giles Edwards Yorkshire Property, telephone

Agent's Note

The photographs shown were taken in 2007, prior to the rental of the property.





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