



## BARN TO THE REAR OF RESTHOLME

**GREWELTHORPE, RIPON,  
NORTH YORKSHIRE, HG4**

A STONE BUILT BARN WITH PLANNING CONSENT FOR CONVERSION INTO A 2 BEDROOM DWELLING TOGETHER WITH LAND THE WHOLE EXTENDING TO APPROXIMATELY 3.3 ACRES (1.34HA) LOCATED ON THE EDGE OF THIS LOVELY UNSPOILT VILLAGE.

**PRICE GUIDE: £225,000**

**FOR SALE BY PRIVATE TREATY**



## LOCATION

The delightful and unspoilt village of Grewelthorpe occupies a lovely location amidst the beautiful rolling countryside of North Yorkshire. The City of Ripon is only 6½ miles away, Harrogate 16 miles with the villages of Masham and Kirkby Malzeard being approximately 3 miles and 1½ miles respectively. Grewelthorpe itself benefits from a village school, church and village inn and there are local shops in nearby Masham and Kirkby Malzeard. Ripon offers a wider range of shopping facilities and supermarkets.

## ACCOMMODATION

The planning consent provides for the following accommodation. All measurements have been scaled from the architect's plans and are for guidance only. Any buyer should check the measurements on site.

### Entrance Hall

Lounge 4.7 x 3.8 (15'5" x 12'6" )

Dining Kitchen 3.8 x 3.7 (12'6" x 12'2" )

Utility Room 2.6 x 1.25 plus recess (8'6" x 4'1" plus recess )

### Cloakroom/WC

Ground Floor Bedroom 3.8 x 3.45 plus recess (12'6" x 11'4" plus recess )

### First Floor Landing

Bedroom 2 3.8 x 3.5 (12'6" x 11'6" )

### Bathroom/WC

### Outside

The existing barn yard and land extends in all to approximately 3.3 acres (1.34 HA). The property to be sold is edged red on the attached plan.

Garage 6 x 5.2 (19'8" x 17'1" )

Adjoining Store/Loosebox 5.2 x 3.1 (17'1" x 10'2" )

## Plan & Floor plans

The plans and floor plans contained within these sales particulars have been reproduced with kind consent of John Cale MBIAT Architectural Services. It should be noted that the floor plans, elevations and any other plans contained within these sales particulars are not to scale and are for information or identification purposes only.

## ADDITIONAL INFORMATION

### Tenure

The property is understood to be available freehold.

### Services

We understand that mains water and drainage are available nearby. The sellers will allow the buyers of the barn the right to lay any new water pipes or drainage down the existing access track. Any buyer should check the availability and suitability of any services.

## DESCRIPTION

A stone built barn having planning consent subject to conditions for conversion into a two bedroom dwelling (application number 6.18.164.FUL). The barn and land extends to approximately 3.3 acres (1.34HA) and has views to the rear over lovely rolling countryside. The planning consent provides for accommodation of Entrance Hall, Lounge, Dining Kitchen, Utility, Cloakroom, Ground Floor Double Bedroom, First Floor Second Bedroom and Bathroom. In addition a further outbuilding has planning consent for conversion into a garage with adjoining store/loosebox.

### Viewing

Strictly by appointment with Lister Haigh 01423 730700

### Wayleaves, Easements & Rights of Way

The property is sold, subject to all Rights of Way both public and private which may affect the property. The buyer of the barn will benefit from a right of access over the existing access track coloured green on the attached plan.

### Special Note

The buyers are to install an entrance gate and hand gate to the new entrance to the barn as soon as possible following completion of the sale. The buyer of the barn will be responsible for a share of the maintenance of the access track coloured green on the attached plan.

### Directions

#### From Harrogate

From Harrogate proceed out of the town on the A61 Ripon Road. Proceed through the village of Killinghall take the second exit, at the next roundabout second exit onto the B6165, take the second turning right signposted Fountains Abbey. Proceed along this road take the left hand turn signposted Sawley. Go through Sawley to the T-Junction and turn right. Take the next turning left signposted Grantley. Proceed through Grantley and on into Kirkby Malzeard, at the crossroads proceed straight on towards Grewelthorpe. Turn right into the village of Grewelthorpe and at the village green turn left past the village pub. The barn is located up the short track down the side of the property called Restholme.

#### From Ripon

From the centre of Ripon proceed out of the town on the Kirkby Road. Follow the right hand sign for Grewelthorpe go past the village pub and the barn is located to the rear of the Restholme up the short track.

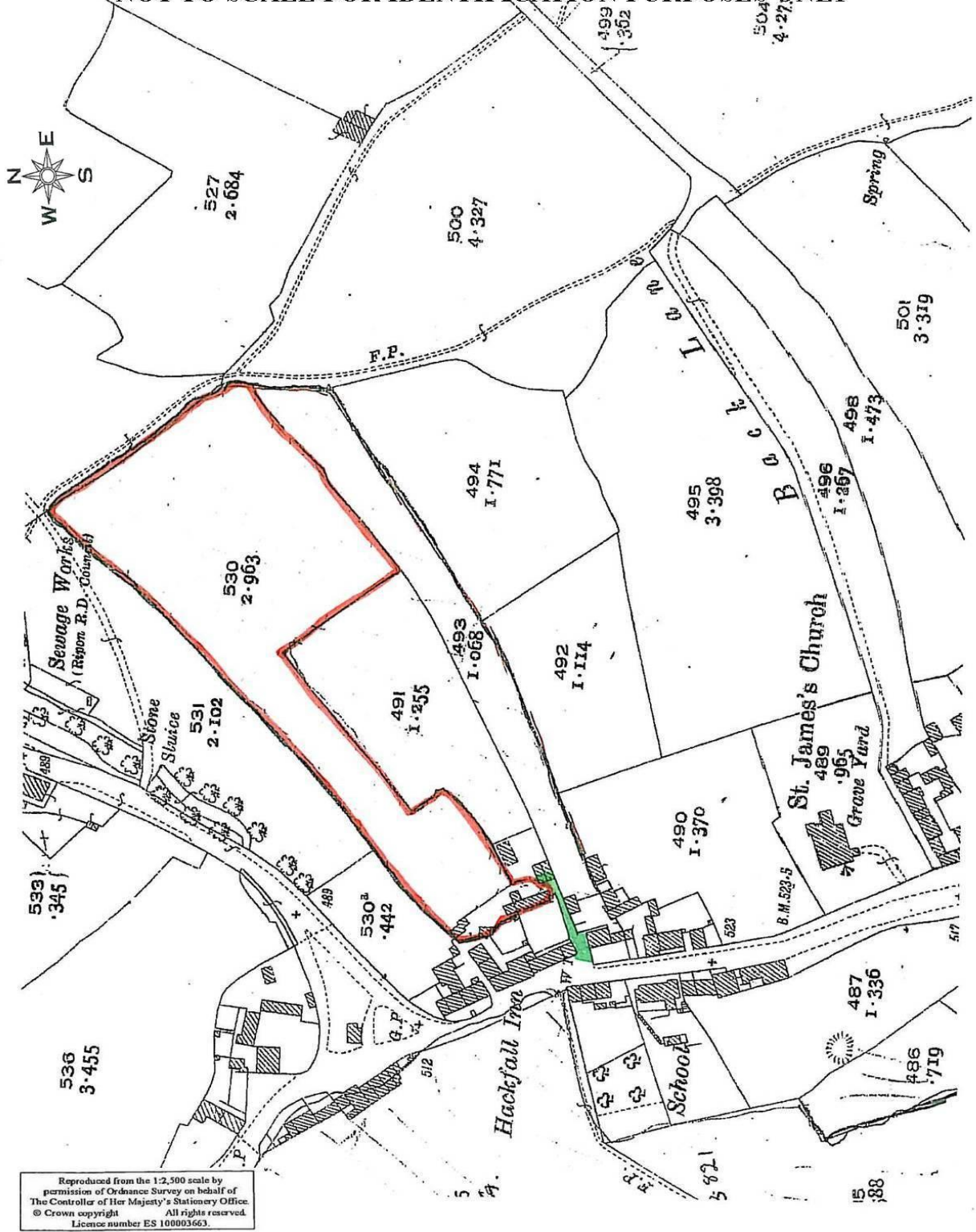
### Important Note

Viewers are asked to respect the privacy of adjacent properties.



## SITE PLAN

NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY



## SALES AND LETTING MARKETING APPRAISALS

If you are considering marketing your property, we will be pleased to undertake free sales or letting appraisals without obligation.

For further details, please contact:

**Paul Johnston** (Boroughbridge Office) on **01423 322382**

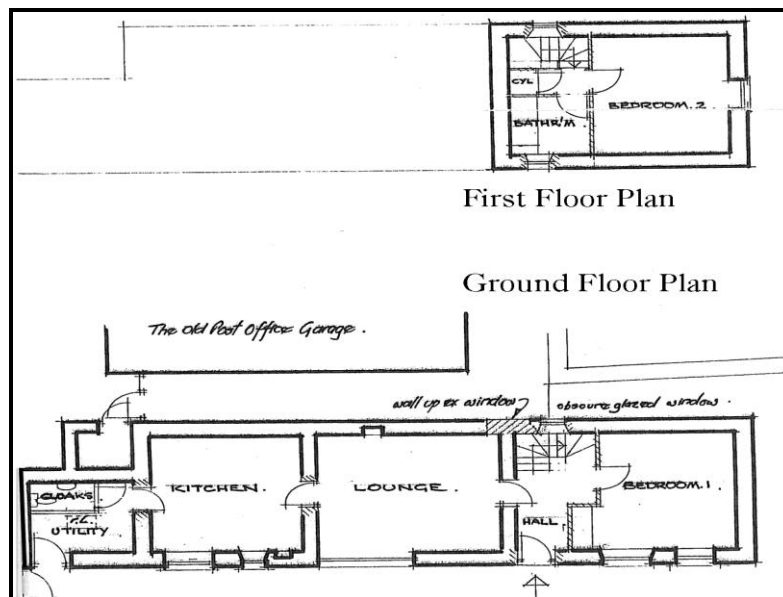
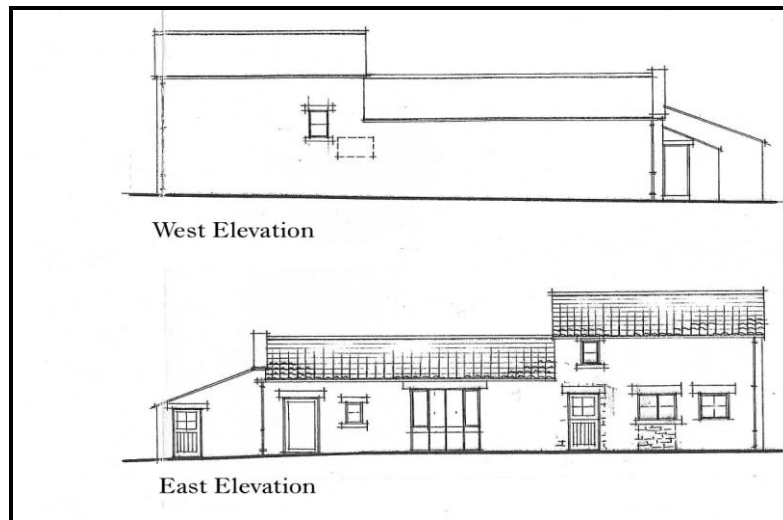
**Richard Lister** (Harrogate Office) on **01423 730700**

**John Haigh** (Knaresborough Office) on **01423 860322**

## SURVEYS AND VALUATIONS

Our team of Chartered Surveyors can carry out:

- RICS Homebuyers Survey & Valuations
- Full Building Surveys
- Record of Condition
- Dilapidation Reports
- Formal Valuations for all purposes.



## PROPERTY MISDESCRIPTIONS ACT 1991

"Messrs Lister Haigh for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
2. All description, dimensions, reference to condition and necessary permissions for use of occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them;
3. No person in the employment of Messrs Lister Haigh has any authority to make or give representation or warranty whatever in relation to this property."

Regulated by the RICS