



## **THE COTTAGE**

**THE OAK TREE INN**

**MAIN STREET**

**COPT HEWICK,**

**RIPON HG4 5BY**

AN EXCELLENT OPPORTUNITY TO ACQUIRE PART OF THE ORIGINAL VILLAGE INN HAVING PLANNING CONSENT TO CONVERT INTO A THREE BEDROOMED HOUSE WITH GOOD SIZED GARDENS AND PARKING

**PRICE GUIDE: £150,000**

**FOR SALE BY PRIVATE TREATY**

## LOCATION

Copt Hewick is a small and peaceful unspoilt village only approximately 2 miles from the historic city of Ripon with its range of shopping facilities, supermarkets, bars, restaurants and a weekly market. The village is also well placed for those wishing to commute to Harrogate, Knaresborough and Boroughbridge and also has good access to the A1M giving access to Tyneside and Teeside to the north and to the leading West Yorkshire cities via the A1/M1 link road to the south.

## DESCRIPTION

This property forms part of the former village inn which has planning consent for conversion into two individual homes. The Cottage which is available for sale will provide accommodation including living room, cloakroom/WC, spacious dining kitchen, first floor main bedroom with en suite shower room, two further bedrooms, and a family bathroom.

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### Proposed Accommodation

#### Ground Floor

**Living Room 5.38m x 4.75m Overall (17'8" x 15'7" Overall)**

Including proposed new staircase. Existing feature brick fireplace with open grate.

#### Cloakroom/WC

**Dining Kitchen 4.88m x 3.25m Max 2.13m Min (16' x 10'8" Max 7' Min)**

Please note the seller is creating a wall to separate the two properties on the ground floor. It will be the buyers responsibility to block up the doorway on the first floor between the two properties. It should also be noted that the adjoining property which was also part of the village inn is also being converted into a private dwelling.

#### First Floor Landing

**Bedroom One 3.3m x 4.4m Max 2.75m Min (10'10" x 14'5" Max 9'0" Min)**

#### En Suite Shower Room

**Bedroom Two 4.25m x 2.25m Average (13'11" x 7'5" Average)**

**Bedroom Three 3.55m x 2.25m (11'8" x 7'5")**

**Family Bathroom/WC 3.25m x 1.5m (10'8" x 4'11")**

#### Outside

Good sized lawned garden to rear and parking area approached via a right of way over the driveway to the adjacent property.

## IMPORTANT NOTE

The measurements have been scaled from the architects drawings and any buyer should check the measurements on site.

## ADDITIONAL INFORMATION

### Tenure

The tenure of the property is understood to be freehold.

### Services

The property has all mains services.

### Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way, public and private, which may affect the property.

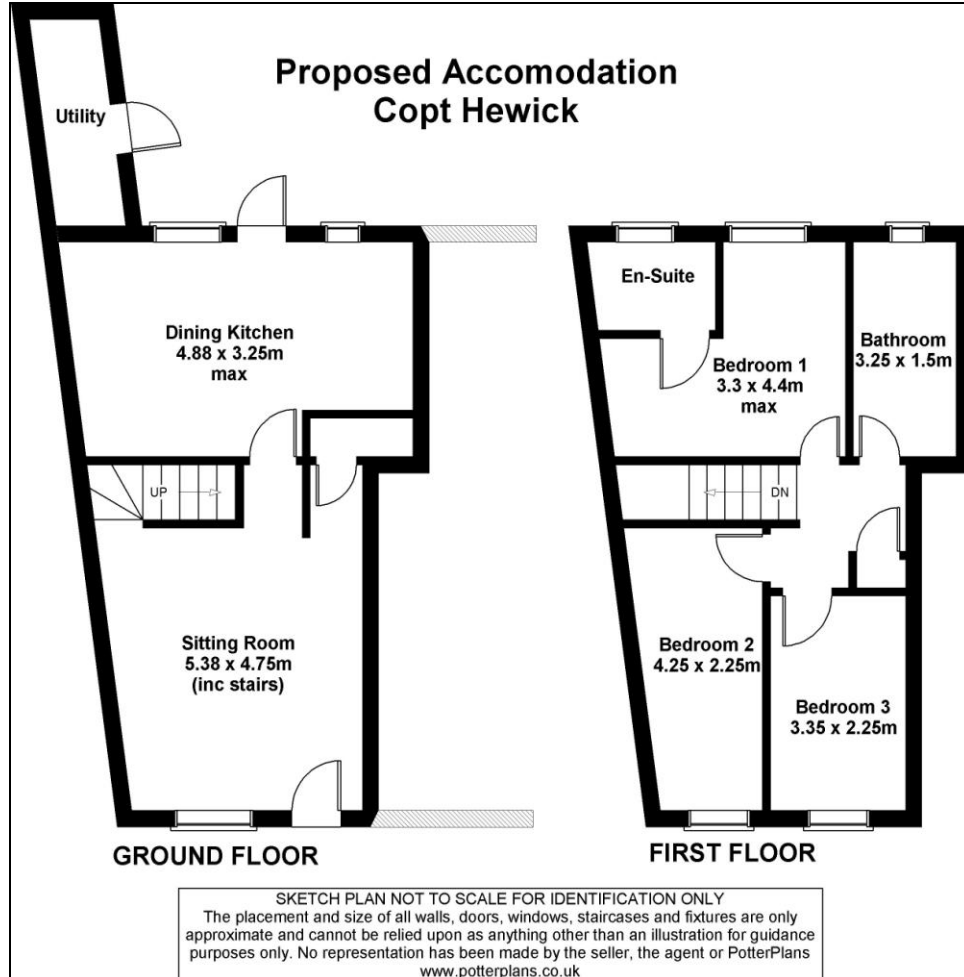
### Viewing

The property may be viewed strictly by appointment only by prior arrangement with Lister Haigh on 01423 730700.

## Directions

From the roundabout at the northern end of the Ripon bypass take the road to Sharow, go through the village of Sharow and take the right hand turn signposted Copt Hewick. Take the left turn to Copt Hewick, the property is located on the right hand side.

From **Boroughbridge/A1M** take the main Boroughbridge to Ripon road from Boroughbridge and take the right hand turn signposted for Copt Hewick. Proceed along this road turning right into the main street of Copt Hewick and the property is located on the right hand side.



## 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**

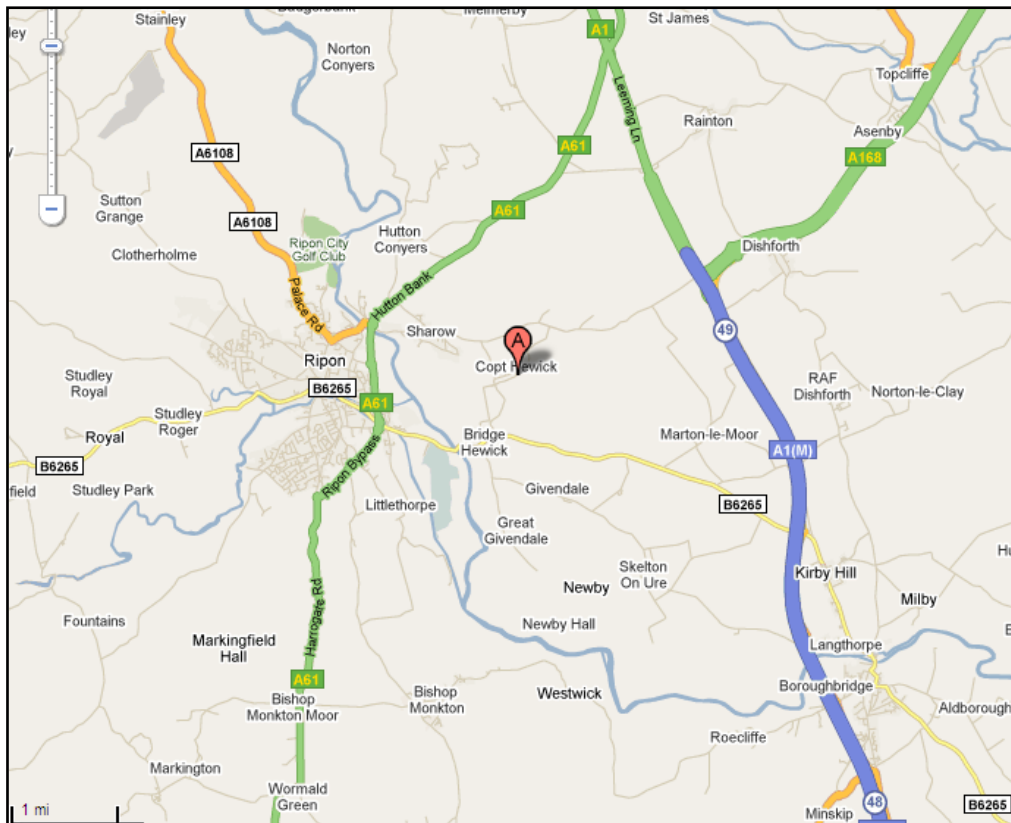
**Richard Lister** (Harrogate Office) on **01423 730700**

**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;
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