



Twigg House, Main Street, Kirkby Malzeard, Ripon, HG4 3SE

A beautifully presented 4-bedroom detached stone-built family home nestled within the sought after village of Kirkby Malzeard. The accommodation is suited to modern family living and has light and modern decoration throughout. Set back from the Main Street the property opens to the rear onto a long and private rear garden with a double garage, ample parking and a stone-built barn which has scope to create a home office, gym or small annex (subject to consents).

For sale by Private Treaty

Guide Price: £625,000

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LOCATION & SITUATION

The property lies to the north of Main Street within the popular village of Kirkby Malzeard, just 6 miles from the cathedral city of Ripon and 15 minutes' drive from junction 50 of the A1(M) motorway.

Kirkby Malzeard boasts a wide range of services and amenities including public house, village primary school and preschool, church, chapel, doctors surgery, village hall, shop, garage with fuel pumps, butchers, fish & chip shop, bus service and sports club & grounds. The village is in the catchment for Ripon Grammar and school buses collect for Ripon, Nidderdale and some Harrogate secondary schools.

DESCRIPTION

Twigg House is a well-proportioned family house within the heart of this picturesque village. Built of stone under a hipped tile roof, the property is approached off Main Street through a gated entrance with a pathway across the front garden which is stocked with mature shrubs and plants.

The main entrance is through a porchway under grand stone pillars leading to the front door. Inside the central hallway leads to the modern and light sitting room which boast a wood burning stove and enjoys light from both front and rear aspects. A dining room to the front of the house makes an excellent entertaining space. The kitchen is of modern design with white fitted units and built-in appliances, a small utility room leads off the kitchen with ample space for domestic appliances. The conservatory to the rear of the property enjoys views down the garden and over the countryside beyond.

To the first floor the property contains a master suite with en-suite shower room, two further double bedrooms and a slightly smaller single bedroom which is currently used as a home office. A well-proportioned house bathroom is situated off the landing.

To the rear of the property there is a secluded patio which is surrounded by mature shrubs and is ideal for summer evenings. Leading down the garden is a gravel driveway providing access from the double garage to Back Lane where vehicular access can be gained. There is ample parking for 2 vehicles and the garage provides additional parking and storage space.

At the far end of the garden is a stone-built barn which is currently used as a store but has scope for conversion to form a home office, gym or small annex accommodation (subject to obtaining the necessary consents).

DIRECTIONS

From Ripon proceed west on Kikrby Road, after 4 miles bear left and proceed into the village of Kirkby Malzeard. Continue up the Main Street passing the garage and fish & chip shop, Twigg House is 200m on the right-hand side.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

SERVICES

Twigg House benefits from mains water, electricity and drainage with oil fired central heating.

COUNCIL TAX

Band F

RESTRICTIVE COVENANTS

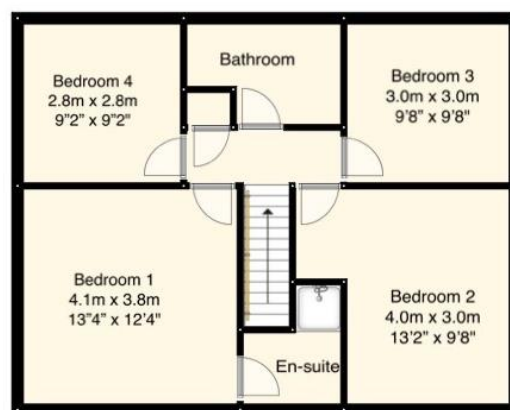
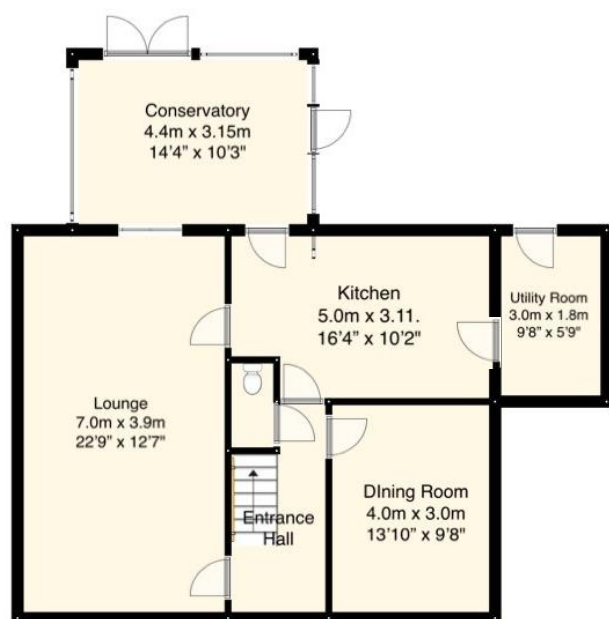
The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

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







METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

VIEWING

Strictly by appointment with the selling agents Hardcastle Rural Surveyors Ltd 01765 658525 or Lister Haigh 01423 322382

LOCAL AUTHORITY

Harrogate Borough Council, St Luke's Avenue, Harrogate, HG1 2AE.

Tel: 01423 500600 www.harrogate.gov.uk

PLANS AND AREAS

All areas and dimensions given in these particulars are approximate and for guidance only. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website please also register your interest with our office to ensure that you are kept informed about the progress of the sale.

Disclaimer, Hardcastle Rural Surveyors Ltd and Lister Haigh (Yorkshire) Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Agent or any employee or agent thereof accept any responsibility for any error contained in these particulars.
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5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.

ENERGY PERFORMANCE

EPC rating = D61

