

# Good Intent

20 Thorpe Road, Masham, Ripon, North Yorkshire, HG4 4JB



A very unusual single story property in need of complete renovation with 4 bedrooms, 2/3 reception rooms, a large workshop/garage and a good sized garden. This could be 2 building plots with the right planning permission etc.

Ripon 9 ½ miles, Harrogate 20 ½ miles, A1 7 ½ miles,  
Northallerton Train Station 14 miles.

**OFFERS IN THE  
REGION OF  
£360,000**



Good Intent is a brick/wooden property with a very large garage and workshop to one side. The property needs fully renovating and could create a wonderful home or possible 2 properties with the right planning permission etc. There is a very large and wide garden at the rear and plenty of space at the front.

The property is entered via a side porch and into a small hallway. Sitting room with views over the front and fireplace. Dining room with a large store cupboard and open plan to the kitchen. The kitchen has a range of units with a sink and door to the Conservatory. The conservatory is at the rear of the house and gives access to the garden and garage as well as a couple of store rooms and a separate WC. There are 4 bedrooms and a bathroom. There is a very large garage to the side of the house accessed via the conservatory. The garage has a large working space and a workshop and store at the rear with a usefully inspection pit.

### Outside

To the front of the property there is a wide driveway with space to park several vehicles. The front garden is laid to lawn with borders. The rear garden is accessed via a side path and is unusually wide. Laid to lawn with borders and mature planting.

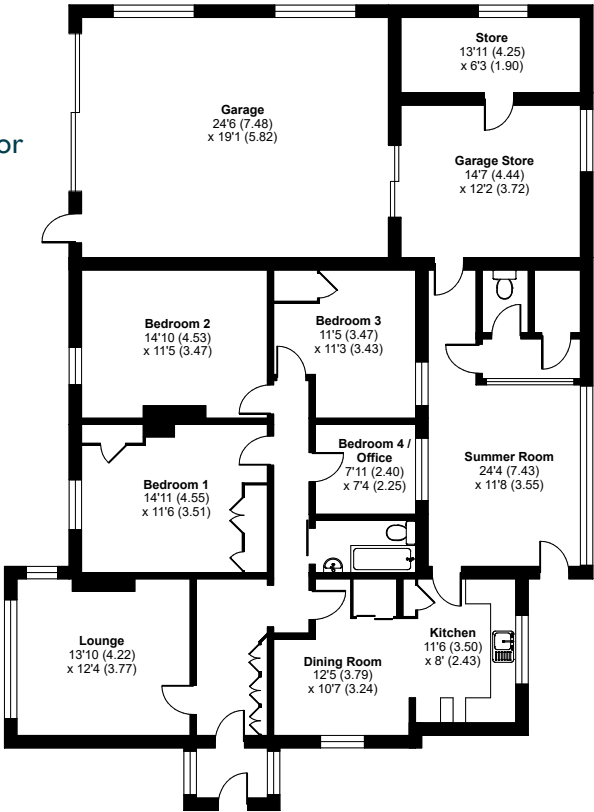
### Location

Good Intent is situated on Thorpe Road, on the edge of Masham and within a couple of minutes walk of the Market Square. The Market town of Masham offers a good range of local shops to provide for everyday needs as well as a number of good pubs, restaurants, garage, 2 breweries, a very good primary and pre-school and an outstanding Doctors surgery! There is a range of excellent schools in the local area both private and public. The A1/M is just over 10 miles away allowing for access to the major towns and businesses of the North East. The railway station at Northallerton is approximately 17 miles away and provides good 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. There is a charming local golf course a few minutes walk away as is the highly renowned Swinton Park Luxury Castle Hotel with its Spa and restaurants. There are many delightful walks close by especially along the banks of the River Ure and the prestigious Grantley Hall Hotel is also close by with its Michelin starred restaurant (Shaun Rankin) and numerous other restaurants as well as its Nightclub, Spa and rooms.



FLOORPLANS

Ground Floor





### Services

Mains water, electricity, gas and drainage.

### Council Tax

Council tax is band "E" and payable to Harrogate District Council

### Tenure and Possession

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

### Directions

On entering Masham from Ripon after the bridge over The River Ure turn left into Silver Street. This leads past the Market Place and into Church Street. Carry on out of Masham towards Grewelthorpe and Good Intent will be found on the right just after Rodney Terrace.

### Viewing

Strictly by prior appointment through **Giles Edwards Yorkshire Property Ltd**, Tel: 01765 688 353.

### Energy Performance

EPC rating is "F", further details are available on request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E		
21-38	F	38 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.