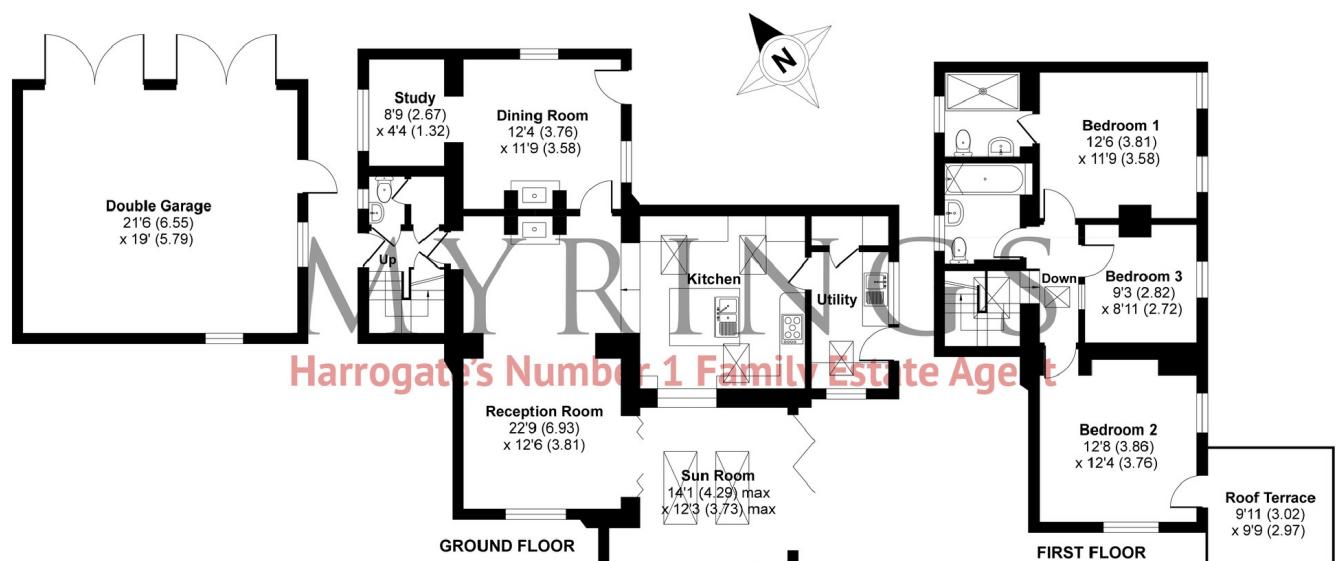


Low Bridge Cottage, Thwaites Lane, Markington, HG3

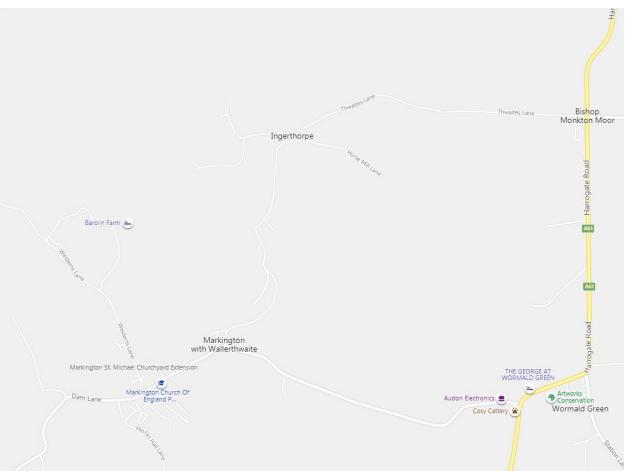
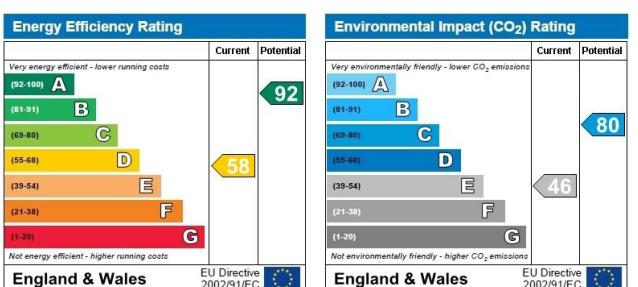
Approximate Area = 2058 sq ft / 191.1 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2021. Produced for Myrings. REF: 684984



Viewing arrangements

Strictly by appointment through Myrings

Telephone 01423 566400

Email enquiries@myringsestateagents.com

Directions

Proceed out of Harrogate on the Ripon Road through Killinghall and into Ripley. Take a right at the roundabout onto the A61 towards Ripon. Continue ahead to the village of Wormald Green turning left where Markington is signposted on the bend. Proceed ahead for about a mile into the village, pass the Post Office on the right hand side and on the following left hand bend turn right into Thwaites Lane. Follow this road along the river valley until the bridge is crossed when the property will be found on the lefthand side.

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Low Bridge Cottage, Thwaites Lane, Markington

Guide price £575,000

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Low Bridge Cottage' is an enchanting and individual stone built detached cottage believed to date back more than 200 years. The cottage has undergone a complete renovation by the current owners and stands in generous gardens with a detached double garage/workshop, enjoying views across open countryside.

The property benefits from high levels of insulation, bespoke sealed unit double glazed windows, triple glazed skylights, under floor heating throughout which is powered by an Air Source Heat pump (registered for RHI payments). NO ONWARD CHAIN

In brief the property comprises: vaulted Utility room with stable door entrance from the driveway, this has fitted units, hanging space for coats etc and a separate walk in pantry/cool room for food storage. This leads on into the light and airy vaulted kitchen with beamed ceiling, skylights, tiled floor, sociable window seat, modern units, Dekton work surfaces, large central island with sink and breakfast area. Open plan to this is the reception room with character brick fireplace and Clearview wood burning stove, beamed ceiling, tiled floor and folding doors through to the amazing sun room. This room has a solid Oak frame and ceiling beams, large triple glazed walk on skylights, bi-fold doors on two sides that open out onto a South and West facing flagged patio area with built in barbecue facility. From the reception room there is also a separate dining room with beamed ceiling, tiled floor, character window seat, original front door and feature brick fireplace with Clearview wood burning stove. Leading off the dining room as a small study with cable connection to the Internet (FTTP) ideal for those working from home. To the rear of the

reception room is a lobby with guest toilet, service room, outside stable door to rock garden area, winding staircase to the first floor with cupboard under and large skylight over. First floor: quality vinyl oak effect flooring throughout, landing with skylight, bedroom one with two character window seats, en-suite shower room with walk in tiled shower. Semi-vaulted bedroom two dual aspect with exposed oak beams and stable door access out onto a fabulous roof terrace giving wide sweeping views over the valley, ideal for that first coffee of the day. Bedroom three has a character window seat and there is a family bathroom with double ended bath, shower over, finished in porcelain and travertine tiling. Outside a five bar timber gate leads to a gravelled driveway, spacious detached timber built double garage and workshop. Raised flagged sun terrace. Large greenhouse productive raised vegetable beds, fruit trees and summerhouse. Family lawned gardens.

Markington is conveniently located midway between the elegant conference town of Harrogate and historic city of Ripon, within commuting distance of Leeds, Bradford and York. The village of Markington includes a primary school rated outstanding by Ofsted, general store with post office, the Yorkshire Hussar which is an acclaimed Gastro pub and a church. The property is very well positioned for quick access to either the spa town of Harrogate or the cathedral city of Ripon, which each offer an excellent range of shops, restaurants and amenities. For the commuter, the A1 is approximately 8 miles to the east and offers quick access to the commercial centres to the north and south and Harrogate railway station provides direct access to the mainline stations at Leeds and York.



Bus
20 minutes by foot



Main Roads
A1M 7.6 miles



Train
Knaresborough 7.6 miles
Harrogate 7.8 miles



Airport
Leeds Bradford 19 miles

Fixtures & fittings

Furnishings are not part of the sale and must be considered and negotiated separately.

Rating Authority
Harrogate Borough Council Tax Band D

Services

Mains water, drainage and electricity. Heating via Air Source Heat Pump supplemented by wood burning stove. Internet - Fibre To The Premises.

Tenure
Freehold