“Reservoir Cottage” Marton-le-Moor HG4 5AS

Guide Price £325,000

*ENCLOSED GARDENS, GARAGE AND OUTBUILDINGS – SCOPE FOR EXTENSION*

A beautifully restored and updated, three bedroom period cottage offering much individual charm and character, enclosed gardens, garage and four small outbuildings/stores situated of the edge of the popular village of Marton le Moor between the markets Ripon and Boroughbridge.
PROPERTY PARTICULARS

An internal viewing is highly recommended to appreciate this beautifully restored three bedroom period cottage, dating from the mid 1800's and situated in a prime position on the edge of the popular village of Marton le Moor between the market towns of Ripon and Boroughbridge.

"Reservoir Cottage" offers deceptively spacious, light and airy accommodation which has been substantially improved and updated over the last few years by the current owners. These improvements include replacement oil fired heating system, the installation of white fitted kitchen units with domestic appliances, contemporary style white, bathroom suite with Travertine floor and wall tiles, replacement double glazed windows on the first floor, cast iron multi fuel stove in the lounge/dining room, oak flooring in the entrance hall and lounge/dining room, electrical works etc. Period features include some pine floorboards and Victorian, cast iron fireplaces in Bedrooms 1 and 2.

The accommodation briefly comprises: Side entrance hall, lounge/dining room open to fitted, breakfast kitchen, utility/laundry, three bedrooms and bathroom.

Further advantages include enclosed gardens to the front, rear and side, four, small stone outbuildings and re-surfacied driveway leading to a detached garage.

Marton-le-Moor is a small village situated midway between Ripon and Boroughbridge both of which provide day to day shopping and recreational amenities and the village affords easy access to the upgraded A1 motorway network for those purchasers wishing to commute to the business centre of Leeds, Bradford and Teesside. Ripon is one of England’s smallest cities and is recognised for its majestic Cathedral, central Market Square with Obelisk and has a mix of period and modern architecture. Shopping centres mainly around the Market Square, Fishergate, Westgate, North Street and Kirkgate. The main market is held on Thursdays, with the town Bellman ringing his bell at 11 a.m. announcing the official start to trading. Every night at 9 p.m. the Hornblower blows his horn which is an excellent tourist attraction. A variety of other services and recreational amenities can be found including banks, building societies, Doctors, Dentists, Ripon Spa Baths, Leisure Centre, Racecourse etc. along with excellent schools, notably Ripon Grammar. With the advent of the bypass Ripon is ideally placed for commuting to the major business centres of West Yorkshire and Teesside and the acclaimed A1/M1 link road makes travelling further afield more accessible.

Accommodation summary

GROUND FLOOR

Side Entrance Hall: Via panelled entrance door with glazed light and brass furniture. Ceiling coving. Telephone point. Radiator. Oak flooring. Stairs leading to the first floor with cupboard underneith providing useful storage.

Lounge/Dining Room: Twin windows overlooking the front garden. Ceiling coving. Central feature fireplace with grey painted surround, slate hearth and cast iron multi fuel stove. TV point. Two radiators. Open to:

Breakfast/Fitted Kitchen: Window to the rear elevation. A comprehensive range of white units are fitted at floor and wall heights with white porcelain sink with mixer tap and oak working surfaces. Built in electric fan assisted oven and four range induction hob with extractor over. Integrated dishwasher and fridge/freezer. Oak breakfast bar. Spotlights. Ceramic floor tiles. Wooden stable door to the rear garden.

Utility/Laundry: Window to the rear elevation. Oak working surface and four, white wall mounted units (as per kitchen style). Floor standing oil fired boiler serving heating via radiators. Plumbing for washing machine. Ceramic floor tiles.

FIRST FLOOR

Landing: Window to the side elevation. Access to roof void via aluminium drop down ladder and being part boarded for useful storage.

Bedroom 1: Window to the front elevation. Victorian fireplace with white painted surround and cast iron insert. TV point. Radiator.

Bedroom 2: Window to the front elevation. Victorian fireplace with white painted surround and cast iron insert. Radiator.

Bedroom 3: Window to the side elevation enjoying a lovely open aspect over the adjoining countryside. Radiator.

Bathroom: Velux rooflight. Three piece, contemporary style suite comprising pedestal wash hand basin, low level WC and panelled bath with plumbed shower and screen over. Chrome taps and fittings including "ladder" style heated towel rail. Travertine floor and wall tiles.

Outside: The property has a wooden vehicular access gate to the side and vehicular driveway leading to: Garage: Detached garage having double, vehicular entrance doors.

Outbuildings: Four small, stone built outbuildings providing useful storage.

Gardens: The property benefits from enclosed gardens to the front, side and rear. The front and side gardens are mainly laid to lawn with established borders and shrubs. The rear courtyard garden is concreted for ease of maintenance.

Directions: On entering the village of Marton le Moor from Ripon Reserve Cottage is situated straight ahead beyond the village sign/wooded area with vehicular access from The Street which is the first right turning off Chapel Lane. Viewing: Strictly by appointment with Vivendi Estates on 01765 600685.

Agents Notes 1: The purchaser will be required to provide information regarding proof of identity, proof of address and the source of funding as part of the Offer handling procedure.

Agents Notes 2: GDPR – Vivendi Estates Ltd are committed to the protection of all clients personal data. Please refer to our Privacy Notice on www.vivendiestates.com or contact our office and we will be happy to mail or email a copy to you.

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Please note: none of the services, fittings or equipment has been tested and no warranties are given unless specified by the vendor. Fittings are as stated on these sales particulars. The extent of boundaries are subject to verification of the deeds by prospective purchasers. There is a three inch tolerance (or metric equivalent) of the measurements given but these should not be entirely relied on and purchasers must take their own measurements when relating carpets or other floor coverings.