

ASHBANK
West Tanfield, Near Ripon

Carter Jonas

ASHBANK, STATION ROAD, WEST TANFIELD, HG4 5JW

Ripon – 6 miles
Masham – 4 miles
Bedale – 6½ miles

Spacious reception hall · Sitting room · Family room Study · Superb dining kitchen · Utility/boot room Cloakroom · First floor galleried landing · Principal bedroom with an en suite shower room · Guest bedroom with an en suite bathroom · Two additional double bedrooms · House bathroom · Gated entrance Tarmacadam drive providing ample parking · Large garage · Studio room/home office above · Lovely lawned gardens to the front, side and rear · Surrounded by open countryside · Far reaching views · Attractive and private edge of village position · Conveniently located for easy access to Ripon, Masham, Bedale and the A1(M)

Ashbank is situated on the northern edge of this pretty and well located village, which offers an excellent range of everyday facilities including a post office/general store, memorial hall, two popular public houses, a primary school, St Nicholas Church and the Grade I listed Marmion Tower, a 15th Century gatehouse in the custodianship of English Heritage. More extensive daily facilities are available in Ripon, Masham and Bedale – all of which are within easy driving distance. The A1(M) is within about 5 miles driving distance and provides good access for those wishing to commute to the major towns and business centres to both the north and south.

Ashbank is a substantial and unique detached property which was developed around 2007, with attractive mellow stone and handmade York brick elevations under a clay pantile roof. The property provides excellent family accommodation extending to just under 3,000 sqft (279 sqm) of living space with many architectural features and excellent environmental design including ground source heating, complimented by superb surrounding lawned gardens and exceptional countryside views.

AN IMPRESSIVE AND SUBSTANTIAL DETACHED PROPERTY PROVIDING SPACIOUS AND WELL PRESENTED FAMILY ACCOMMODATION, ENJOYING LOVELY FAR REACHING VIEWS OVER OPEN COUNTRYSIDE AND SET AMIDST LARGE LAWNED GARDENS ON THE NORTHERN EDGE OF THIS PRETTY AND WELL SERVICED VILLAGE, BETWEEN RIPON AND MASHAM AND ON THE EDGE OF THE YORKSHIRE DALES AND VALE OF YORK.





The accommodation is arranged over two floors and includes a spacious reception hall, delightful sitting room, study, family room, superb dining kitchen with Siematic units, Corian work surfaces and a full range of integrated appliances and a spacious utility/boot room with a cloakroom.

On the first floor is a lovely galleried landing with a seating area which has a picture window providing superb countryside views, principal bedroom with an en suite shower room, guest bedroom with an en suite bathroom together with two additional double bedrooms and a house bathroom.

Outside, the property is approached via a gated entrance with a long tarmacadam drive providing secure, off street parking. At the end of the drive is the large detached garage which has a useful studio room above, suitable for a home office, gym or hobbies room.

The delightful gardens provide a particular feature of this lovely family house, lying to three sides. The front garden provides an impressive sense of arrival with its sweeping lawns, established borders and specimen trees. The sheltered west facing garden to the rear is home to a selection of trees and established borders, bounded by a mix of stone and brick walls with a good sized terrace providing an ideal area for outdoor entertaining, being both tranquil and private.

















ADDITIONAL INFORMATION

Tenure

We are advised that the property is freehold with vacant possession given on legal completion.

Services

We are advised that mains electricity and water are installed. Drainage is to a private septic tank. Ground source heating is installed with zoned underfloor heating throughout the ground floor and traditional radiators to the first floor, making the house particularly environmentally friendly.

Viewings

By appointment through the selling agents – Carter Jonas – 01423 523423.

Directions - HG4 5JW

On entering West Tanfield from Ripon, proceed over the bridge, passing The Bull Inn on the left. At the roundabout, continue straight on. Continue up the hill for about ¼ of a mile, Ashbank is the first property you come to, on the left.

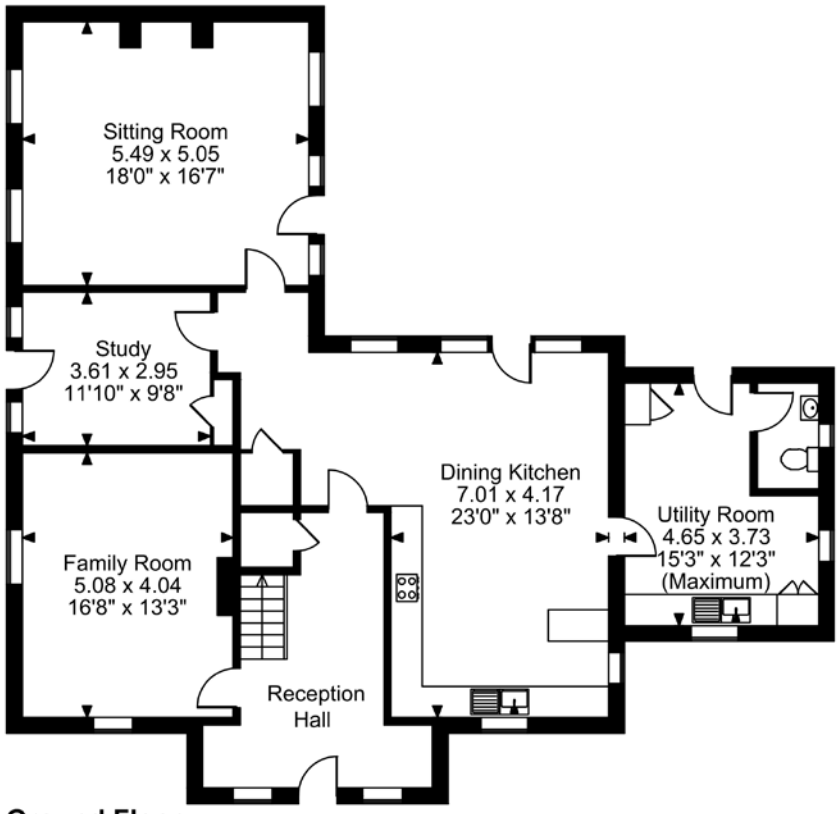




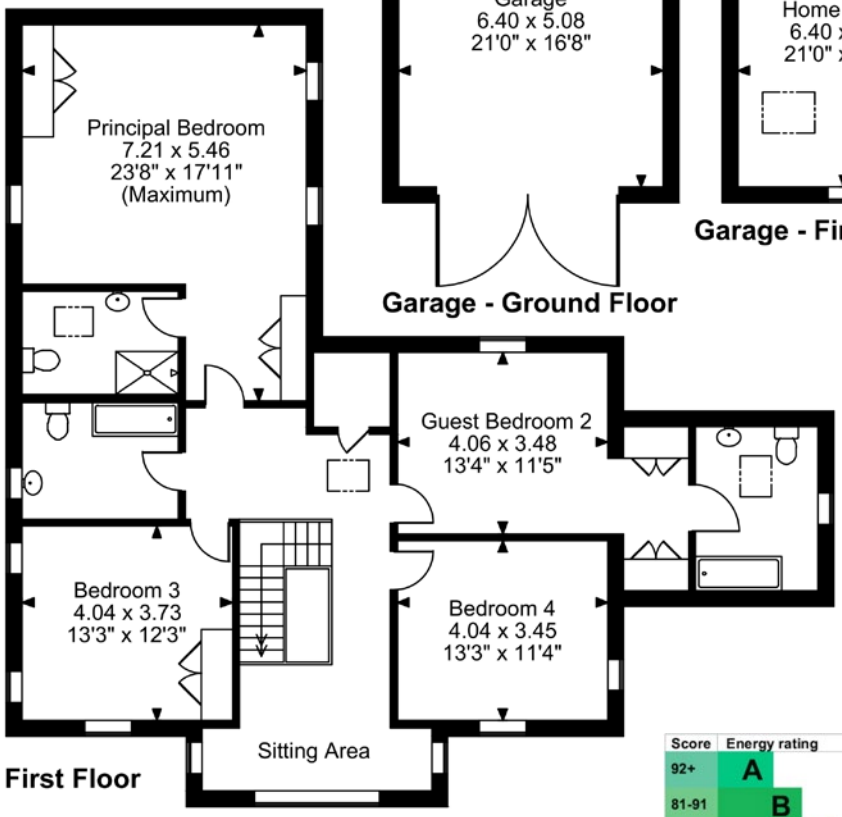




Ashbank, West Tanfield
Approximate Gross Internal Area
Main House = 2,948 sq ft / 274 sq m
Garage - Ground Floor = 355 sq ft / 33 sq m
Garage - First Floor = 311 sq ft / 29 sq m
Total = 3,614 sq ft / 336 sq m

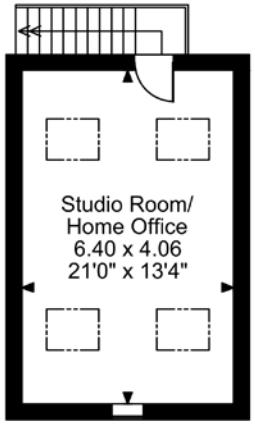


Ground Floor



First Floor

Garage - Ground Floor



Garage - First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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