



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 Siemens 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 tarmac 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

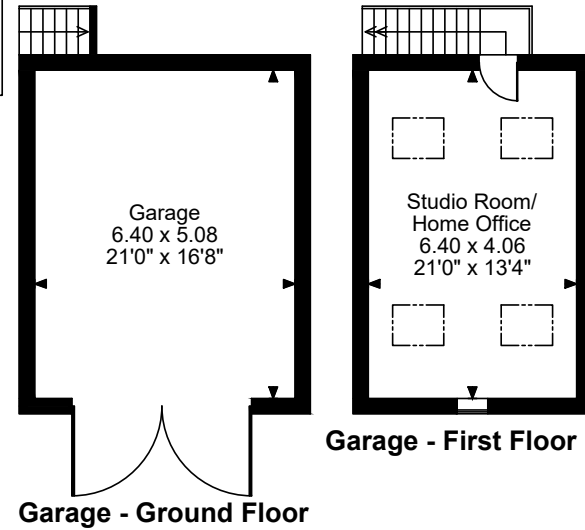
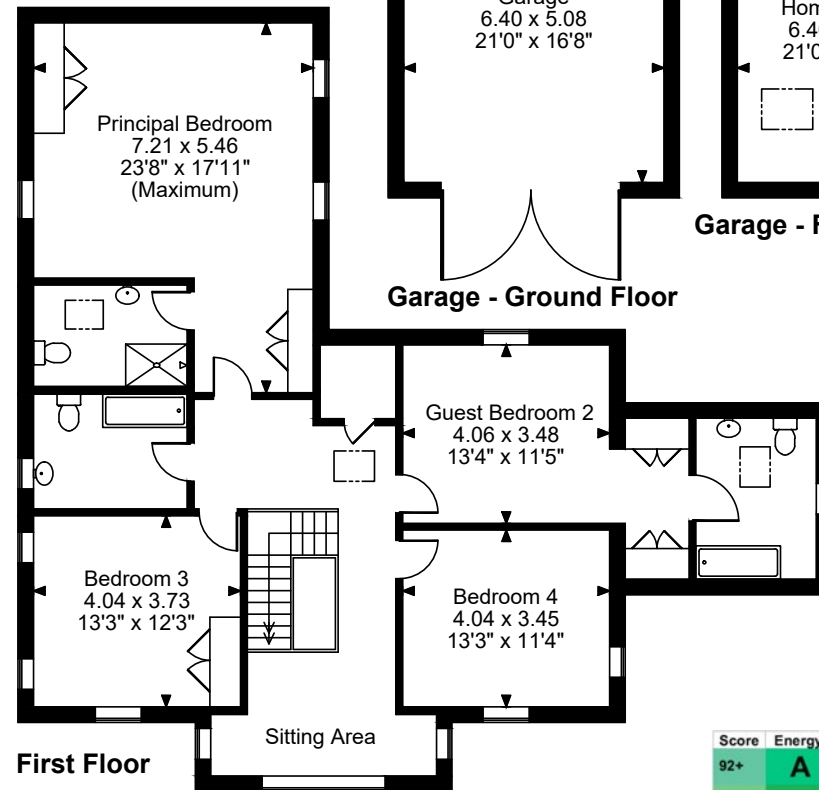
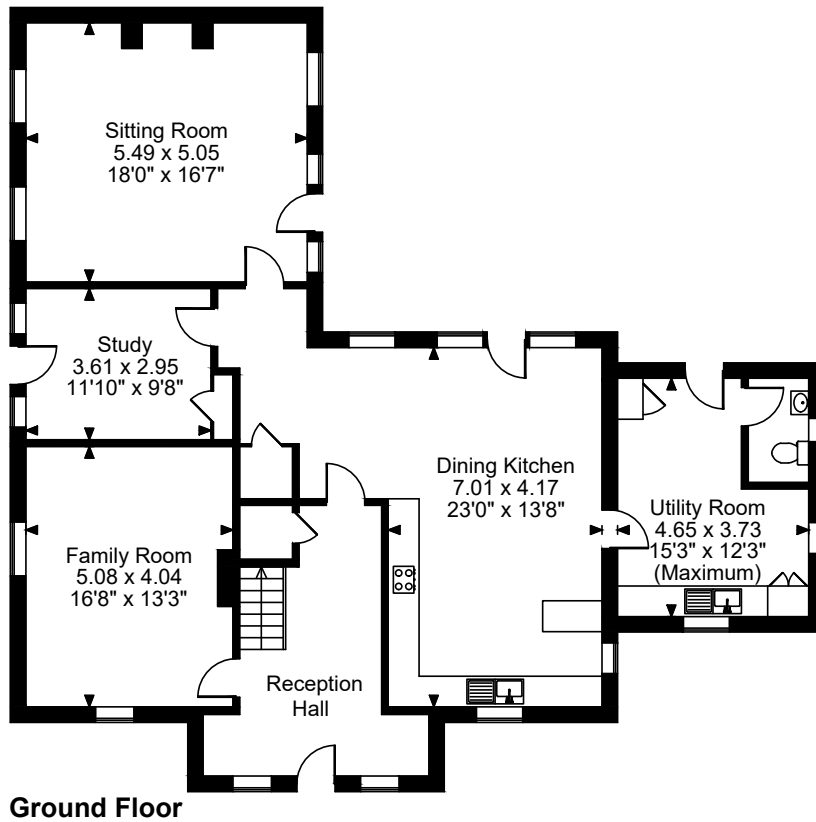
By appointment through the selling agents – Carter Jonas – 01423 523423.

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



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Harrogate & Leeds 01423 523423

harrogate@carterjonas.co.uk

Regent House, 13-15 Albert Street, Harrogate, HG1 1JX

carterjonas.co.uk

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