



**TRINITY COTTAGE**  
Middleton Quernhow

**Carter Jonas**

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## **TRINITY COTTAGE, MIDDLETON QUERNHOW, RIPON, HG4 5HX**

Thirsk – 10 miles  
Ripon – 6 miles  
Harrogate – 17 miles  
A1(M) – 2 miles

This sale offers a rare opportunity to acquire well appointed family home which has been sympathetically modernised whilst retaining many original character features and in a semi rural setting within well tended gardens surrounded by open greenbelt. Despite the peaceful location Middleton Quernhpow is in fact very well situated for access to the A1(M), the Yorkshire towns of Thirsk, Ripon and Harrogate all providing excellent facilities and schools. The neighbouring villages of Melmerby and Wath offer a wider community, alongside two public houses, village halls and a church.

The accommodation briefly comprises a reception hall with guest cloakroom and internal access to the garage. There are three reception rooms including a study/home office with fitted furniture, formal sitting room with new log burner and bespoke fitted furniture and a separate dining room currently used as a second living room. The breakfast kitchen has a comprehensive range of units with beech preparation surfaces feature professional range cooker and integrated appliances, Amtico flooring and open through into the fitted utility room. Double doors open from the kitchen into a large conservatory with lovely views and French doors into the front and rear gardens.

At first floor level there is a large principal bedroom with en suite shower room, guest bedroom with en suite shower room, two additional bedrooms and a house bathroom. All bedrooms enjoy panoramic views over the open countryside.

**A SYMPATHETICALLY EXTENDED AND SIGNIFICANTLY MODERNISED DETACHED FAMILY HOUSE OCCUPYING A TRANQUIL SETTING AMIDST OPEN COUNTRYSIDE ON THE FRINGE OF THIS ATTRACTIVE HAMLET YET READILY ACCESSIBLE TO PRINCIPAL YORKSHIRE CENTRES AND THE A1(M) FOR TRAVEL FURTHER AFIELD.**



The gardens are an attractive feature of Trinity Cottage, principally lawned with mature trees and shrubs, raised beds and a large stone patio providing plenty of space for outdoor dining entertainment. Several greenhouses and outbuildings offer excellent storage and scope for the keen gardener, while the open rural setting provides lovely, uninterrupted views in all directions.

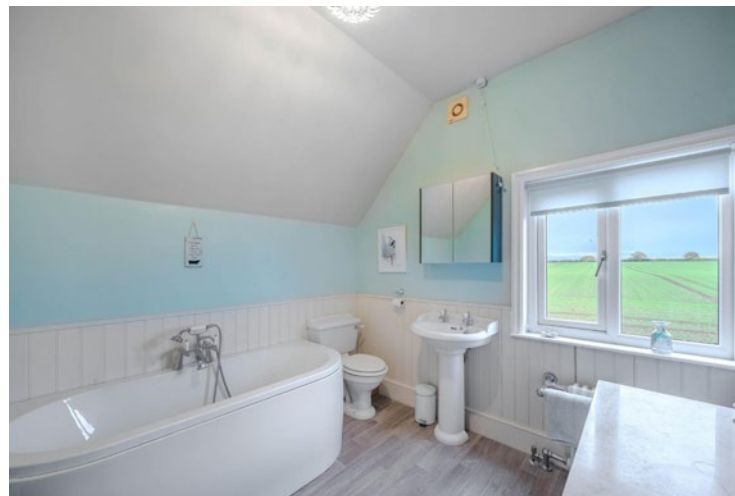
The property benefits from a solar panel and battery system, helping to reduce running costs, along with oil-fired central heating and two hot water systems. The boiler was replaced just over a year ago, the oil tank is around five years old and the roof was renewed some three years ago. Water is supplied via a private borehole at a current cost of approximately £250 per annum and drainage is to a private septic tank.

## ADDITIONAL INFORMATION

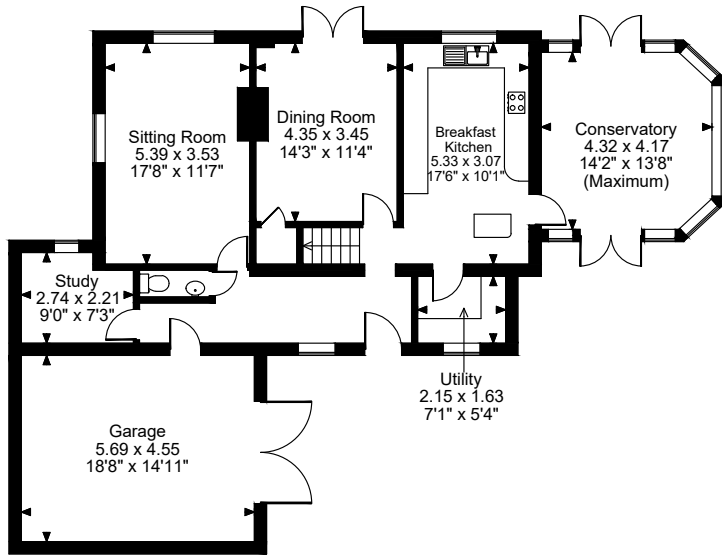
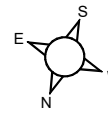
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Viewings:** Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

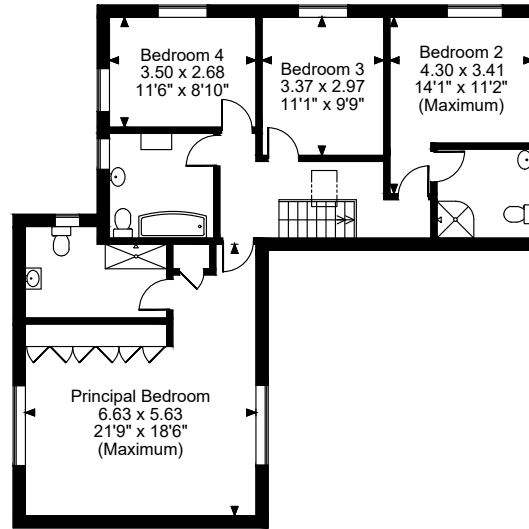
**Directions - HG4 5HX:** Travelling north on the A1(M) leave the motorway at junction 50 and continue north on the A6055. After approximately 2 miles take the second signposted road on the left to Middleton Quernhow and before entering the village via Coldstone Lane, the access to Trinity Cottage is on the right hand side.



**Trinity Cottage, Middleton Quernhow**  
**Approximate Gross Internal Area**  
**Main House = 2,049 sq ft / 190 sq m**  
**Garage = 279 sq ft / 26 sq m**  
**Total = 2,328 sq ft / 216 sq m**



**Ground Floor**



**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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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