



**BRAMBLE COTTAGE, CARR COTTAGE AND IVY COTTAGE**  
Village Farm, West Tanfield

Carter Jonas

## **BRAMBLE COTTAGE, CARR COTTAGE AND IVY COTTAGE, VILLAGE FARM, WEST TANFIELD, HG4 5JJ**

Ripon - 6 miles  
Masham - 3½ miles  
Bedale - 8 miles  
Harrogate - 20 miles

These three cottages, Bramble Cottage, Carr Cottage and Ivy Cottage, form part of an exclusive new development by Greystone Homes, a Yorkshire developer with a reputation for high quality schemes. Village Farm, is situated in the centre of West Tanfield with frontage to and access from Main Street and within easy walking distance of all amenities including a convenience store/post office, tennis courts, bowling green, cricket pitch, St Nicholas Church and the Grade I listed Marmion Tower, a 15th Century gatehouse in the care of English Heritage, a primary school and award winning pubs, including one of the best beer gardens in Yorkshire. The primary school is rated 'Good' by Ofsted. Furthermore, the neighbouring market town of Masham provides additional amenities including a doctor's surgery, Co-op food store, shops, cafes, pubs and restaurants, in addition to a tennis and cricket club. West Tanfield also benefits from super fast broadband and is well connected with access to the A1(M) approximately 7½ miles to the east. The village is served by several bus services providing links to Richmond, Leyburn and Ripon.

The accommodation of all three houses are virtually identical on the ground floor, including a reception hall, with a guest cloakroom, and WC. Double doors lead from the hall into a spacious sitting room and there is a utility room with Ivy Cottage having external access. A feature of all three cottages is the light and spacious open plan living, dining, kitchen with glazed sliding door opening out into the garden. On the first floor, both Bramble Cottage and Carr Cottage include a principal bedroom with an ensuite shower room, two further bedrooms and a family bath, shower room.

**THREE STUNNING NEW "COTTAGES" WITH A PERIOD STONE EXTERIOR WHICH BELIES A LOVELY CONTEMPORARY, HIGH QUALITY INTERIOR, ON THIS SELECT DEVELOPMENT OF ONLY FOUR UNIQUE LUXURY DWELLINGS, IN THE CENTRE OF THIS SOUGHT AFTER AND CONVENIENTLY LOCATED VILLAGE SOME 6 MILES NORTH OF RIPON.**



Ivy Cottage has four bedrooms, with a shower included over the bath.

Outside each property there are two private parking spaces and enclosed rear gardens. Visitor parking is also available.

#### **DETAILED SPECIFICATION**

##### **Kitchen/Living/Dining Area**

Stunning open plan living areas with individually designed kitchens by Wren · Shaker style painted doors with solid quartz worktops · Mixer taps · Integrated Dishwasher · Integrated Fridge Freezer · Integrated Oven · Induction Hob · Integrated Microwave · Integrated Extractor · Wine coolers · Floor finishes - Carpet and LTV throughout · Plumbing for washing machine etc · Stone wall detail running through kitchen and dining area · Under-stair store cupboard

##### **Bathrooms and Ensuites**

All bathrooms and WC's comprise. Villeroy & Boch suites, LTV flooring, fully tiled bathroom and ensuite walls, along with mains pressured showers including large slimline trays and glass screens or equivalent · Thermostatically controlled electric underfloor heating · Heated towel rails

##### **Heating**

Energy effective, environmentally friendly air source heat pump central heating system · Underfloor heating throughout all ground floor areas · TRV controlled radiators to first floor · Contura 810 Style wood burning stove in kitchen/dining area

##### **External Finishes**

Bespoke, hardwood painted timber doors · Bespoke, hardwood painted casement windows · External water tap to front and rear · External power socket to front and rear · External night lighting to front and rear garden · Electric vehicle charging point · Lawned garden

##### **Internal Finishes**

LVT flooring to kitchen/dining/snug and hallway areas · Carpet flooring to first floor areas · Vaulted ceilings · Painted staircase



**GROUND FLOOR - Bramble Cottage and Carr Cottage**



**FIRST FLOOR - Bramble Cottage and Carr Cottage**

## Electrical

Generous supply of sockets and switches · Home intruder alarm system · Pendant lighting above kitchen islands · Energy saving LED spotlights inside and out of the property · External security lighting

## ADDITIONAL INFORMATION

### Warranty

10 year Q Assure structural build warranty recognized by the UK financial mortgage lenders.

### Note

Where fitted wardrobes or soft furnishings are shown on the floorplan these are indicative only and are not included in the price. All measurements are taken from working drawings and are therefore only approximate. Please also note that whilst the CGIs shown are a true reflection of the cottages, the final specification may differ slightly.

### Tenure

We are advised that the property is freehold, and vacant possession will be given on legal completion.

### Viewing

Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

### Directions - HG4 5JJ

Travelling north from Ripon on the A6108, continue through North Stainley and enter West Tanfield crossing the River Ure. At the roundabout take the first exit onto Main Street and Village farm is then approximately 500 yards on the right hand side.



**GROUND FLOOR - Ivy Cottage**



**FIRST FLOOR - Ivy Cottage**





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**IMPORTANT INFORMATION**

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