



VILLAGE FARMHOUSE, MARTON LE MOOR, RIPON, NORTH YORKSHIRE, HG4 5BT
£2,950 per month

Carter Jonas

VILLAGE FARMHOUSE, MARTON LE MOOR, RIPON, HG4 5BT

- Available early July
- Pets Considered
- EPC Rating D
- Oil fired central heating
- Council Tax Band F

THE PROPERTY

Available early July, Village Farmhouse is a beautifully presented, detached five bedroomed character property which forms part of the delightful Newby Hall Estate.

Nestled within the peaceful village of Marton Le Moor, Village Farm benefits from a private village location with far reaching views of the open countryside whilst retaining an easily commutable location.

Enjoying a quiet position in the village of Marton Le Moor, Village Farmhouse sits just 5 miles from the Cathedral City of Ripon, 15 miles from the Spa town of Harrogate and 23 miles from the City of York which makes the property ideal for family living and for someone with commuter needs whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area with the renowned Ripon Grammar School only a short distance away.

This charming family home provides well-proportioned living accommodation over two floors. The ground floor briefly comprises a welcoming reception hall, large drawing room with an open feature fireplace, spacious family room, study with a nearby WC, cosy sitting room including a feature log burning stove which leads through into a separate dining room with double patio doors leading out into the rear garden.

Village Farmhouse offers a naturally bright kitchen dining room area which provides an array of fully fitted neutral units, oil-fired Aga with plenty of space for white goods and plumbing in situ for a dishwasher as required, laundry room with additional units and associated plumbing in situ for a washing machine and dryer as required with a separate WC also conveniently situated on the ground floor.

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The characterful staircase in the reception hall leads up to a beautiful open landing area where five bedrooms in total are situated. The primary bedroom boasts space and provides an accompanying dressing room and fully tiled en-suite bathroom including a double freestanding shower with a glass screen, WC and basin.

There are a further four double bedrooms and two accompanying family bathrooms to service these rooms with plenty of additional storage cupboards situated on the landing area.

Externally there is a large, fully enclosed and private garden which forms part of this spectacular property with a small outbuilding which can be utilised for storage purposes.

Village Farmhouse provides a gravelled driveway with ample parking for a number of vehicles, large family living space with extensive and well-maintained lawned gardens and flower borders to the rear of the property.

Village Farmhouse is heated via an oil-fired heating system with fully double-glazed windows throughout.

Electricity, water and sewerage are all on a mains supply.

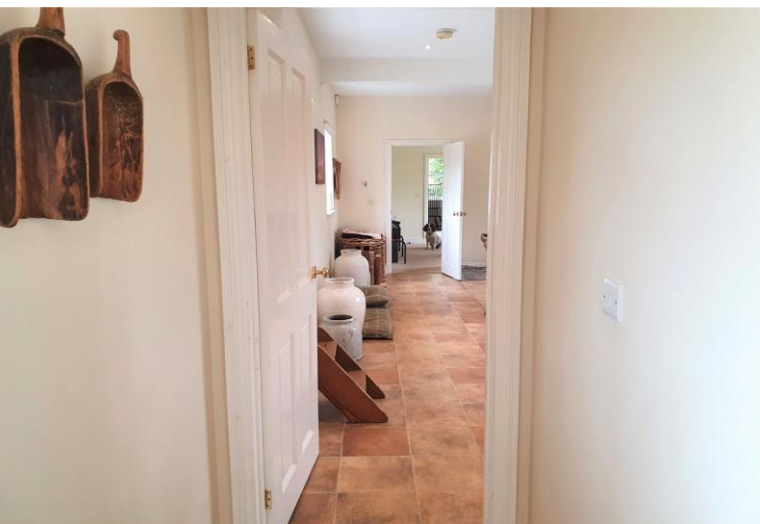
Internet and Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk.

A unique opportunity and a must to view.

Offered unfurnished.

Pets considered.

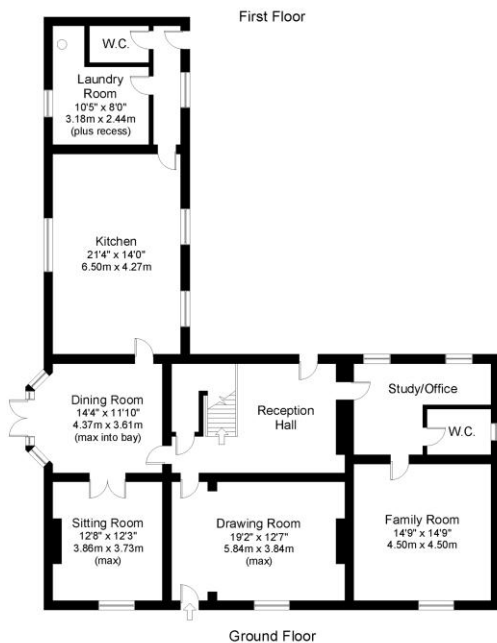
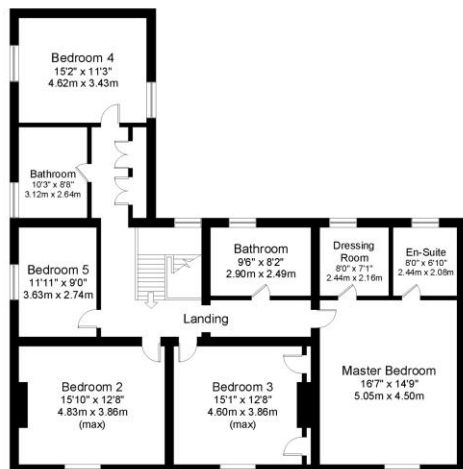
The deposit will be £3,403 (5 weeks' rent) at a rental value of £2,950 per calendar month. The holding deposit will be £680 (1 weeks' rent) at a rental value of £2,950 per calendar month.





IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Gross internal floor area (approx.): 311.4 sq m (3,352 sq ft)
 Not to Scale. Copyright © Apex Plans.

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