



**SUNNYSIDE**

West Tanfield, Near Ripon

**Carter Jonas**



## SUNNYSIDE, MAIN STREET, WEST TANFIELD, HG4 5JJ

Ripon – 6 miles  
Masham – 3½ miles  
Bedale – 8 miles

Sitting room · Dining room · Inner hall with study area  
Breakfast kitchen · First floor landing · Three bedrooms  
House shower room · Enclosed garden to the rear · Two  
useful outbuildings · Two off street parking spaces

Sunnyside occupies a central position in the village and is within walking distance of all amenities including a post office/general store, memorial hall, 2 popular public houses, St Nicholas Church and the Grade I listed Marmion Tower, a 15th Century gatehouse in the care of English Heritage. More extensive everyday facilities are available in Masham and Ripon – both of which are within easy driving distance. Access to the A1(M) is within about 5 miles and provides good access for commuters.

Sunnyside is an attractive double fronted Grade II listed property believed to have been constructed in the early part of the 19th Century. It provides accommodation extending to just under 1,000 sqft (93 sqm) of living space including a sitting room, dining room, inner hall with study area and a breakfast kitchen. On the first floor there are 3 bedrooms and a house shower room.

Outside, to the rear, there is a good sized enclosed courtyard garden with two useful outbuildings and a parking area, which can accommodate two vehicles.

**A PRETTY DOUBLE FRONTED GRADE II LISTED COTTAGE PROVIDING ACCOMMODATION OF CHARM AND CHARACTER, WITH AN ENCLOSED REAR GARDEN WITH OUTBUILDINGS AND 2 PARKING SPACES, SITUATED IN THE TRADITIONAL HEART OF THE VILLAGE, BETWEEN MASHAM AND RIPON ON THE EDGE OF THE YORKSHIRE DALES AND THE VALE OF YORK.**



## ADDITIONAL INFORMATION

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

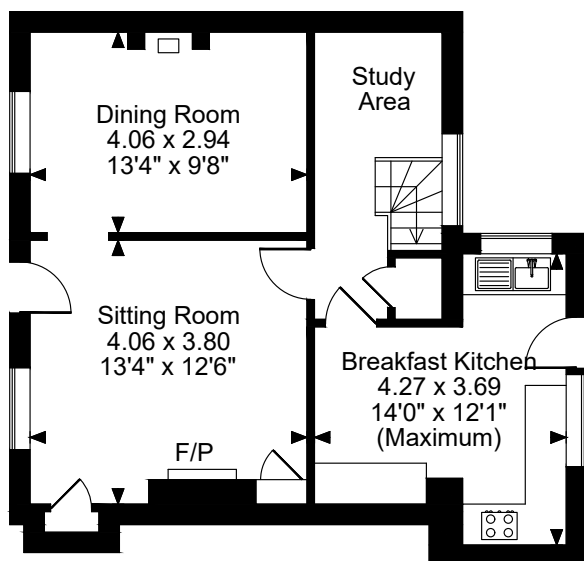
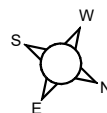
**Services:** Mains water, electricity and drainage are installed. Heating is provided by electric panel radiators.

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

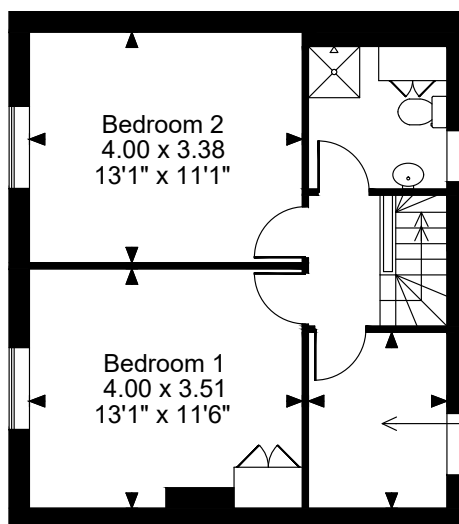




**Sunnyside, Main Street, West Tanfield**  
**Approximate Gross Internal Area**  
**978 sq ft / 91 sq m**



**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		85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	16 G	

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