

The Merchants House 6 Market Place, Masham, Ripon, North Yorkshire



The Merchants House 6 Market Place Masham

A charming and fully refurbished Grade II listed townhouse in a prime position in the heart of the picturesque market town of Masham.

A1(M) (Jct 51) 8.0 miles, Ripon city centre 9.5 miles, Thirsk mainline station 13.3 miles (2 hours 10 minutes to London Kings Cross), Harrogate town centre 18.5 miles, Leeds Bradford Airport 29 miles

The Merchants House: Snug | Sitting room Dining area | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | 3 Further double bedrooms, 1 en suite | Shower room Courtyard Garden | EPC Rating D

The Merchants House - Lot 1

Currently rented out as a luxurious holiday home this handsome Grade II listed property is ideal as an investment property or as an exquisite family home. Dating back to the late 18th century it has been fully renovated by the current owners to include rewiring and plumbing throughout. It features a wealth of character features complemented by modern fittings and décor throughout.

The accommodation is arranged across three light filled levels. On the ground floor there are two reception rooms, including a welcoming snug and a comfortable sitting room with a cast-iron fireplace and Karndean oak effect flooring that adds a touch of natural elegance and provides warmth and comfort. To the rear, the impressive 27ft open-plan kitchen and dining area offers the perfect space in which to dine and entertain. French doors open out to the rear courtyard garden and skylight overhead welcoming plenty of natural light. The kitchen is fitted with sleek grey Shaker-style units with marble effect worksurfaces that provides plenty

of storage and a stainless steel Cookmaster range cooker, with a five-zone ceramic hob, it offers ample room for your culinary creations.

There are two well-presented double bedrooms on the first floor, including the principal bedroom with its generous en suite bathroom with clawfoot bath and a separate family shower room. There is access to the former roof terrace via a set of double French doors just off the stairway which is the perfect place to relax and unwind.

On the second floor, there are two further double bedrooms, one of which is en suite with a walk-in dressing area.

Outside

At the front, the house opens directly onto Market Place with its historic buildings and regular markets. Extensive parking is available in the Market Place. There is a walled courtyard garden to the rear.

General

Local Authority: North Yorkshire Council

Services: Mains electricity, gas, water & drainage

Council Tax: Currently run as a business, business rates applied.

Tenure: Freehold

The Merchants House Guide Price: £545,000

Agents Note: A full list of what has been refurbished is available on request.

There are two lots available by separate negotiation or as a whole.

Directions

HG4 4EB - ///give.cork.exits

Mobile and Broadband checker: Information can be found here: https://checker.ofcom.org. uk/en-gb/broadband-coverage#pc=dl117hn&up rn=1003412











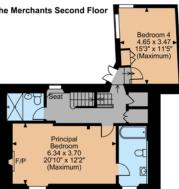


Lot 1-The Merchants House internal area 2,218 sq ft (206 sq m)



The Merchants Ground Floor

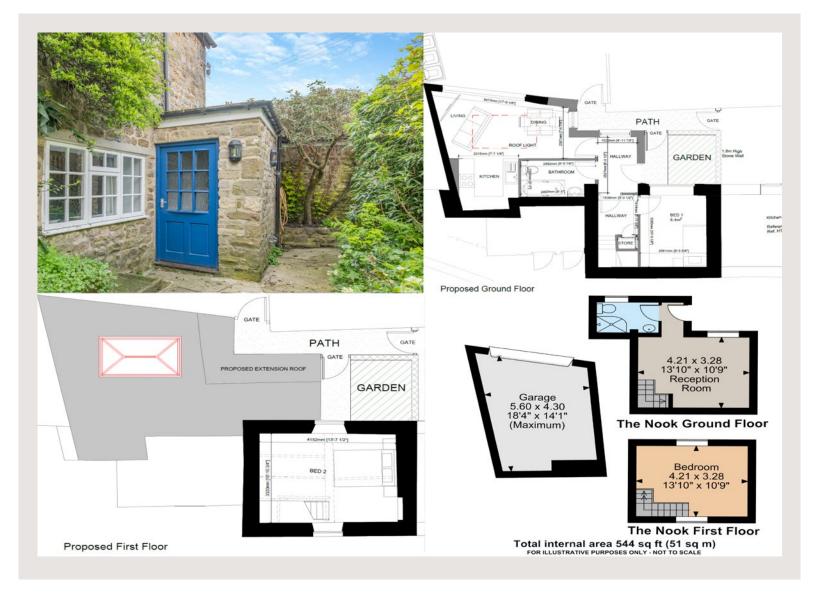




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The Nook, The Mews Church Street, Masham

The Nook: Reception room | Bedroom | Shower room Courtyard garden | Garage | Off-street parking

The Nook - Lot 2

Converted in 2020 from the former storehouse to the Grade 2 listed The Merchants House which it stands behind. The Nook is a bijou one bedroom cottage peacefully tucked away from the thriving market town centre of Masham. The ground floor currently comprises a living area with a separate shower room just off the entrance. On the first floor you will find a generous double bedroom.

There is a charming courtyard garden that leads onto the single garage and off-street parking area.

Planning

Planning permission has been granted to blend historic craftsmanship with contemporary design and transform this timeless building into a fantastic two-bedroom property with modern open plan living. Planning ref: 25/02354/FUL Prospective purchasers are advised that they must make their own enquiries of the local planning authority.

The Nook Guide Price: £195,000 Directions HG4 4DR - ///boot.habits.lends

Harrogate

9 Westgate House, Albert Street, Harrogate HG11JX

01423 561 274

harrogate@struttandparker.com struttandparker.com







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