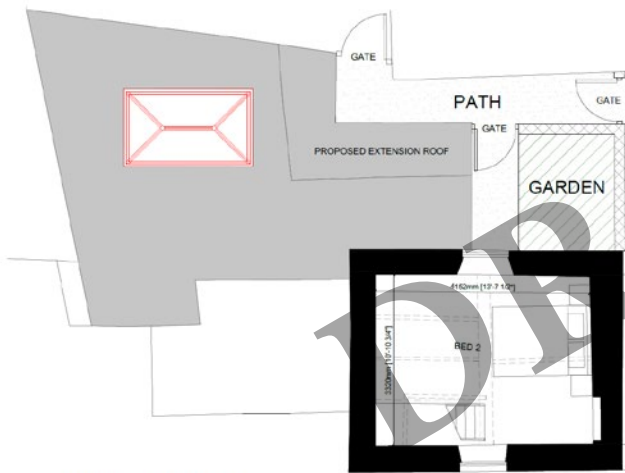
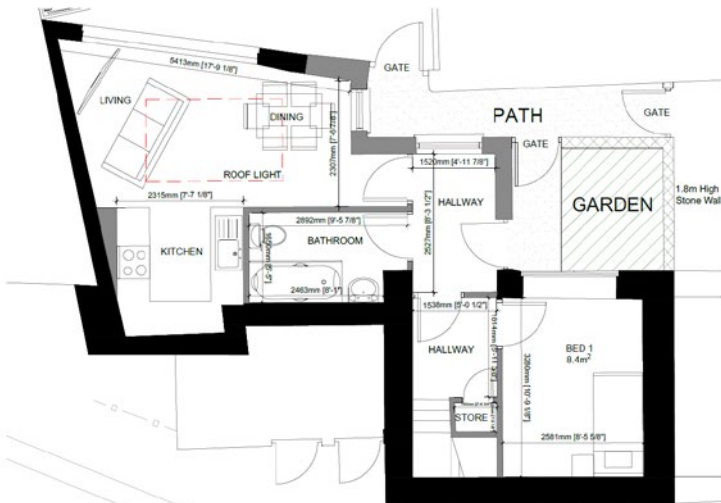
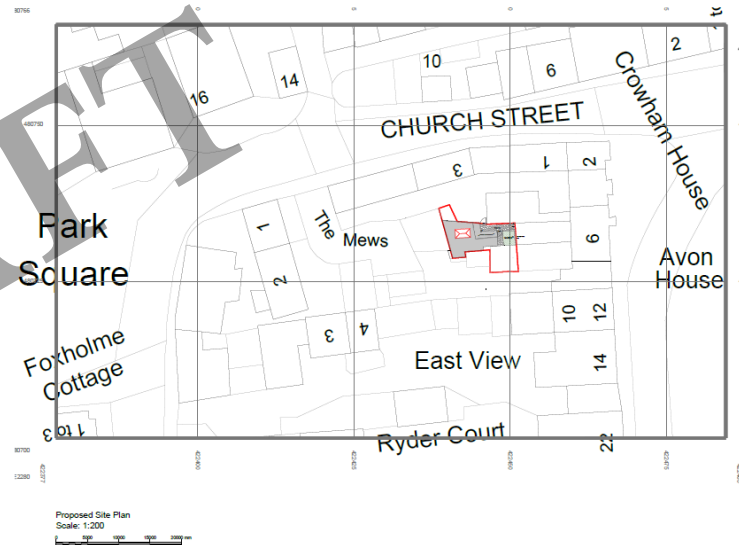




Proposed First Floor

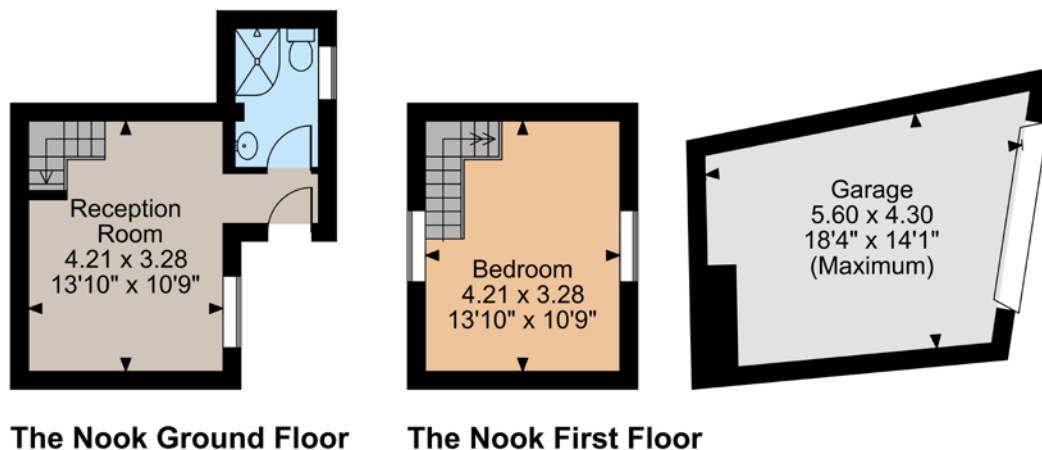


Proposed Ground Floor



The Nook

The Mews, Church Street, Masham



A fantastic development opportunity to convert a character one-bedroom Mews cottage with garage into a 600 sq. ft two bedroom bijou home.

Set in a prime position in the heart of the picturesque market town of Masham, a former storehouse and garage to the Grade 2 listed Merchants House, with planning permission to convert to a two bedroom property with off street parking.



The property

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.

Outside

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.

A fixed price quote from a highly reputable builder is available upon request.

Floorplans

Gross Internal Area

Ground Floor: 42.5 m2 - 457.47 ft2

First Floor: 13.6 m2 - 146.39 ft2

Total GIA: 56.1 m2 - 603.86 ft2

For identification purposes only.

Directions

HG4 4DR - [///boot.habits.lends](https://boot.habits.lends)

General

Local Authority: North Yorkshire Council

Services: Mains electricity, water & drainage

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

Council Tax: TBC

EPC Rating: G

Harrogate

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