



# STUNNING FAMILY HOME WITH ANNEXE

THE OLD VICARAGE, KIRKBY ROAD, GREWELTHORPE, RIPON, HG4 3BN

Freehold









3 reception rooms • kitchen/breakfast room • study • utility room and boot room • master bedroom suite • 4 further bedrooms • bathroom • 2 bedroom annexe, triple garage and garden

#### Local information

The Old Vicarage stands in the rolling countryside between Masham and Ripon. There is a primary school in Grewelthorpe as well as in Masham and nearby Kirkby Malzeard, Grewelthorpe also has Ripon Grammar School.

Nearby Kirkby Malzeard provides the nearest shops, garage and doctor services.

The house is ideally positioned for access to the A1 and M1 and particularly convenient for those commuting to Leeds.

#### About this property

Built in the mid Nineteenth Century at the same time as Grewelthorpe Church, The Old Vicarage is a beautiful family home set in three quarters of an acre of gardens in Grewelthorpe, a pretty village situated within the Nidderdale Area of Outstanding Natural Beauty.

The village is set around a large green and duck pond, with a children's' play area and has both a pub and an active Village Hall.

The downstairs accommodation comprises of a boot room with doors to the yard and the rear garden. The boot room leads to a utility room with separate downstairs W.C. and access to the back stairs.

The large family kitchen has an oil-fired Rayburn cooker which also provides hot water and central heating to the house. A

large island unit completes an extensive range of kitchen units including a Belfast sink, with worktops being part craft made elm and part reclaimed Welsh slate brewery fermenting vessels.

Off the kitchen is access to the cellar and to a small study/office.

Through a green baize door is the light and airy main hall, which accesses the front door and the main staircase. Off the hall is a snug/TV room, with a traditional Norwegian "Peis", an open log burning fire.

The dining room has its original marble fireplace and large bay window. A double door sized opening links it to the sitting room which also has its own original marble fireplace and matching bay window, looking out to the garden and views beyond.

The main staircase leads left to a landing from which three bedrooms are accessed. The principal bedroom has both a dressing room and an en-suite bathroom.

Leading to the right accesses a fourth bedroom, a separate W.C. and the house bathroom, which has a shower, freestanding roll top bath and washbasin, as well as the hot water cylinder with immersion heater within the built in linen cupboard. Through the Jack and Jill bathroom is the fifth bedroom, and access to the back stairs.



Outside, around the yard, is a triple garage, workshop area and log store.

These are attached to what was once the stable and carriage house which has been converted into a self contained annexe for family or work from home use.

The ground floor has two bedrooms, shower, separate W.C. and a sauna. Upstairs, the living area is entirely open, with a fully equipped kitchen occupying one end. The annexe is heated by electric radiators, and has hot water provided by a gas boiler fuelled by external propane cylinders.

The house is surrounded by a mature and well tended garden, with several seating areas positioned to take advantage of the sun, morning or evening.

**Tenure**

Freehold

**Viewing**

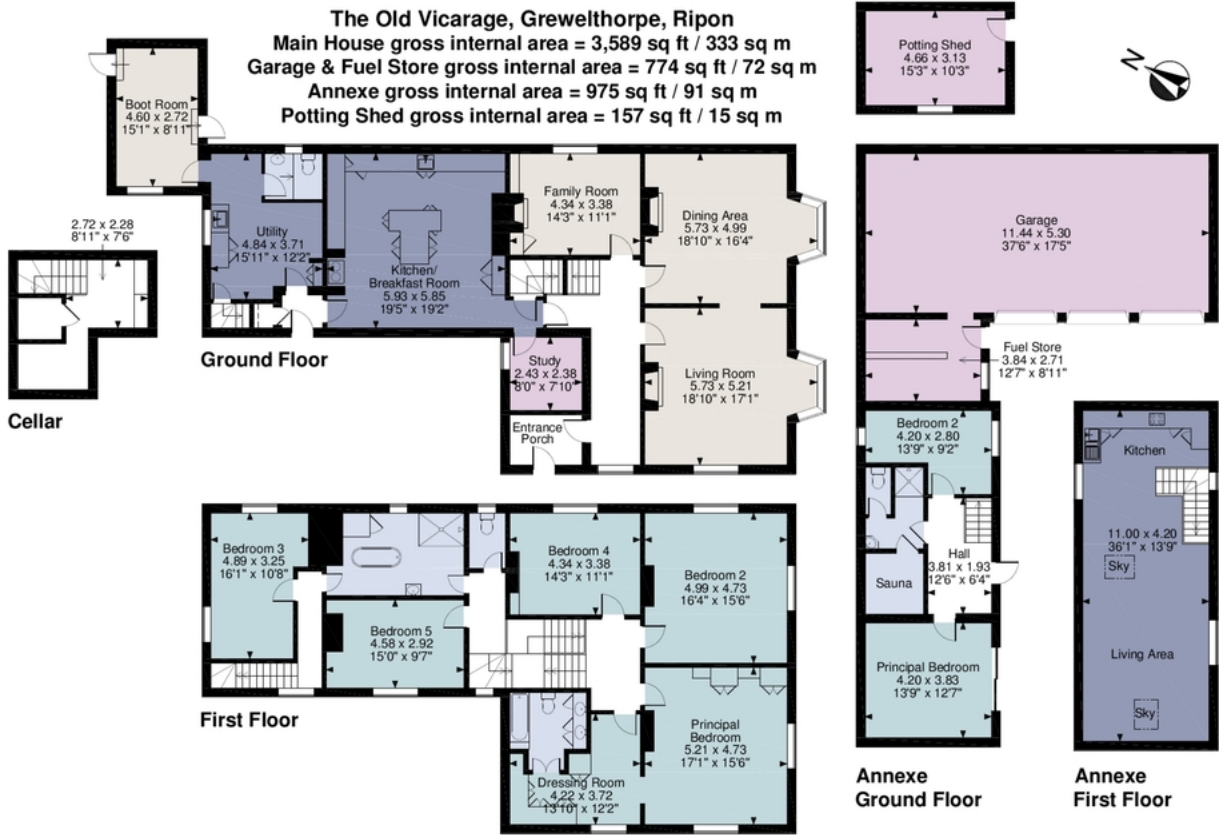
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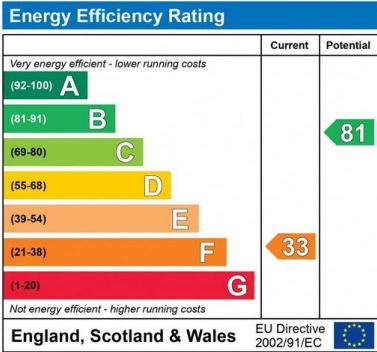








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