



**THE OLD SCHOOL**  
Grewelthorpe, Near Ripon

**Carter Jonas**



## THE OLD SCHOOL, GREWELTHORPE, HG4 3BW

Ripon – 6 miles  
Harrogate - 10 miles  
Boroughbridge - 13 miles  
A1(M) Motorway – 10 miles

Breakfast kitchen · Sitting room · Dining room · Study  
Utility/boot room · Four bedrooms · Three bathrooms  
Detached garden room · Impressive views · Off road  
parking · Immaculate gardens · Hot tub · Popular village  
location · Catchment for Ripon Grammar School with  
bus service

Grewelthorpe is conveniently located to the north west of the historic city of Ripon and within reasonable commuting distance of the A1(M), Harrogate, Leeds and West Yorkshire. The picturesque village of Grewelthorpe is delightfully situated just outside the historic market town of Masham in Lower Wensleydale. The village lies within the Nidderdale area of outstanding natural beauty and offers stunning scenery and numerous countryside activities including Hackfall, a fantastic dog walking facility managed by the Woodland Trust. Whilst Masham offers a wide choice of excellent services, the Cathedral city of Ripon, which is only a short drive away, offers a wide choice of amenities and recreational facilities together with excellent schools for all age groups including the renowned Ripon Grammar school.

The Old School, as its name suggests, was formerly the school for the village originally built in the 1800's but is now a beautiful family home with modern, flexible accommodation with lovely period features. The accommodation briefly comprises a spacious, dual aspect dining room with French doors to patio, large sitting room with feature fireplace, modern breakfast kitchen, utility/boot room and access door to the garden, ground floor double bedroom, modern bathroom and the study which was originally the head teachers office completes the ground floor accommodation.

**A FORMER VILLAGE SCHOOL HOUSE NOW A WONDERFUL 4 BEDROOM DETACHED HOME WITH BEAUTIFUL GARDENS, FABULOUS VIEWS AND OFF STREET PARKING, LOCATED IN THE HEART OF THIS POPULAR PICTURESQUE VILLAGE AND WITHIN CATCHMENT FOR RIPON GRAMMAR SCHOOL.**





The first floor begins with a bright landing, dual aspect principal bedroom with a wall of fitted wardrobes and a modern en suite shower room, two further double bedrooms and a modern house shower room.

Externally the rear landscaped gardens are on several levels with ample lawned and Indian stone paved areas all designed for entertaining and taking full advantage of the sunshine and views. There is a timber gazebo over a large hot tub as well as a fabulous stone built summer house with power, light and French doors framing the far reaching views. There is a gated patio area on the ground floor adjacent to the dining room and there is also a gravelled parking area to the side of the house which could be extended if required.

## ADDITIONAL INFORMATION

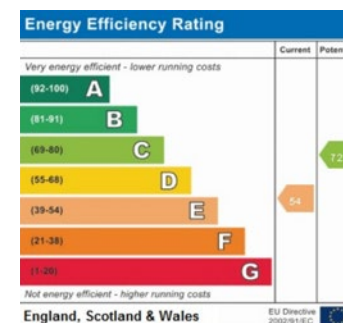
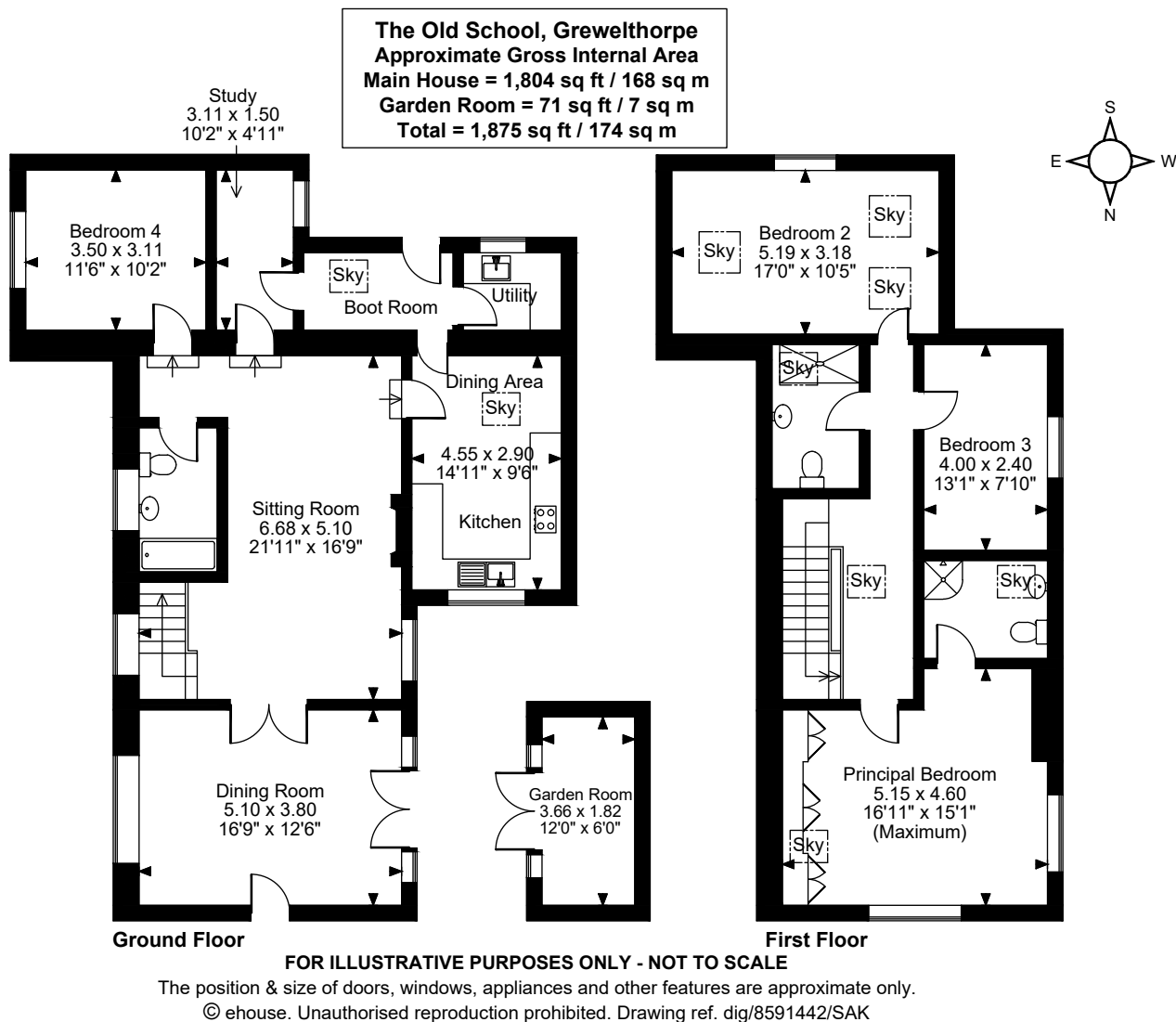
**Tenure:** We are advised that the property is freehold with vacant possession given on legal completion.

**Services:** All mains services connected with the exception of gas. Oil fired central heating with a recently installed bunded oil tank.

**Viewings:** Strictly by appointment through the selling agents Carter Jonas - 01423 523423

**Directions - HG4 3BW:** From the direction of Ripon follow Kirkby Road into the village past the pub and church which will be on your right hand side and The Old School can be found around 50 meters further on the left hand side.





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