



BUCKLEY GRANGE

ELLINGSTRING, MASHAM, RIPON, NORTH YORKSHIRE, HG4 4PW



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Masham - 4 Miles | Middleham - 5 Miles | Leyburn - 8 Miles | Ripon - 13 Miles | A1 - 10 Miles | Northallerton - 18 Miles

Family home in sought after village.

- ❑ Modern house with large reception rooms
- ❑ Beautifully decorated throughout
- ❑ 4 Bedrooms
- ❑ 2 Reception rooms
- ❑ Double Garage and off street parking
- ❑ Large south facing private garden
- ❑ Situated in Lower Wensleydale
- ❑ Within easy reach of the A1

Offers in excess of £450,000

Viewing strictly by appointment with the Agent

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AREA

The village of Ellingstring is well situated amidst the rolling countryside of Lower Wensleydale but benefiting from easy access to the A1 and is just a short distance from the market towns of Masham, Leyburn and the city of Ripon to the south. There is an excellent primary school at Masham, with a large choice of good secondary schools both at Leyburn and also in Ripon along with a number of good private schools which offer an excellent choice of schooling. The nearest mainline railway station is at either Northallerton or Thirsk, just a short drive away, providing an excellent intercity service between London and Edinburgh with both being reached in little over two and a half hours.

There are some great historical sights within 5 minutes drive, Middleham Castle, Jervaulx Abbey and Bolton Castle. The renowned Blue Lion Public House and Brymor Ice Cream makers are less than three miles away. The surrounding dales are rich in wildlife and history, and boast stunning landscapes and scenery, with excellent recreational opportunities.

DIRECTIONS

From Masham take the A6108 towards Leyburn, follow the road for 2 miles and turn left signposted Ellingstring. Follow the road for a further 2 miles until you get to a cross roads next to the village pond. Turn right and head down hill into Ellingstring and you will see the property set back from the road on the left hand side, marked by a George F White sale board.

THE PROPERTY

Buckley Grange is a detached stone built house under a slate roof. The property is approximately 14 years old and benefits from oil central heating, double glazed windows and mains electric, drains and water.

ACCOMMODATION

Front door, entrance porch, sitting room with an open fireplace and French doors opening out onto the rear garden, dining room with French doors opening out into the kitchen, kitchen with fitted units, integrated appliances and an electric range, utility room with fitted units and a cloak room with under stairs cupboard. A staircase leads to the first floor where there is a master

bedroom with en-suite shower room, three further bedrooms and a family bathroom with free standing bath, walk in shower, pedestal basin and WC.

EXTERNALLY

At the front of the property is a double driveway that leads up to a double garage that adjoins the property. There is a small lawned garden that is bounded by a flagged path that leads up to the front door. At the rear of the property is a flagged patio that is perfect for al-fresco dining, a terraced garden that backs onto a large lawned garden which is bounded by a mature hedge with views over open countryside.

SPECIAL NOTE

Whilst we use our best endeavours to make our sales particulars accurate and reliable, if there are any points which are of particular interest or importance to you, please contact Hugh Mortimer at George F White on 01677 425301 who has inspected the property and is familiar with it.

COUNCIL TAX

Band - F



