



GHYLL COTTAGE
Ramsgill, Near Pateley Bridge

Carter Jonas

GHYLL COTTAGE, 2 HIGH STREET, RAMSGILL, HG3 5RN

Entrance hall · Sitting room · Breakfast kitchen
Cloakroom · Walk in larder · Large utility room · 4
bedrooms on the first floor · Bathroom and shower
room · Lawned front garden · Courtyard to the rear
Garage/workshop · Additional enclosed garden to the
south of Ramsgill Beck · Delightful village setting · Close
to Gouthwaite Reservoir and some outstanding scenic
countryside

Ghyll Cottage occupies a lovely position in the heart of the village, bordered to the side and front by grassed common land. This charming and historic village formed part of the Yorke Manor landholdings having conservation status within the Nidderdale Area of Outstanding Natural Beauty. The traditional market town of Pateley Bridge is just a few miles away and provides an excellent range of daily facilities with a wider variety in the spa town of Harrogate. For the commuter, the business centres of Leeds and Bradford are within comfortable daily travelling distance.

Ghyll Cottage is an attractive and charming period property which has been cleverly created from the amalgamation of two cottages into a four bedroom home, providing a flexible layout of superbly presented accommodation. The property offers an elegant sitting room, a superb full depth dining kitchen with a walk in pantry and cloakroom as well as a large working kitchen/utility room ideal for 'messy use' after gardening or walking as well as a home for household pets. There remain two separate staircases to the first floor which enhances the versatility of the layout upstairs with 2 southerly facing principal bedrooms overlooking the gardens and village beck, two additional interconnecting bedrooms to the rear served by a stylish house bathroom and a separate contemporary shower room.

A CHARMING PERIOD COTTAGE PROVIDING WELL PRESENTED 4 BEDROOM ACCOMMODATION TOGETHER WITH GARAGING/ OUTBUILDINGS AND DELIGHTFUL GARDEN AREAS, SITUATED IN A PROMINENT POSITION IN THE CENTRE OF THIS HIGHLY REGARDED CONSERVATION VILLAGE, WITHIN THE NIDDERDALE AREA OF OUTSTANDING NATURAL BEAUTY.



Outside, there is an attractive front garden bounded by historic stone walling together with an enclosed flagged courtyard to the rear with direct access to a useful garage/workshop building with additional store rooms. Grassed common land adjoins the property to the front and side and there is valuable ownership of an additional enclosed garden area to the immediate south of Ramsgill Beck.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold and vacant possession will be given on legal completion.

Services: We are advised that mains electricity is installed. The cottage has a private water supply via a bore hole with

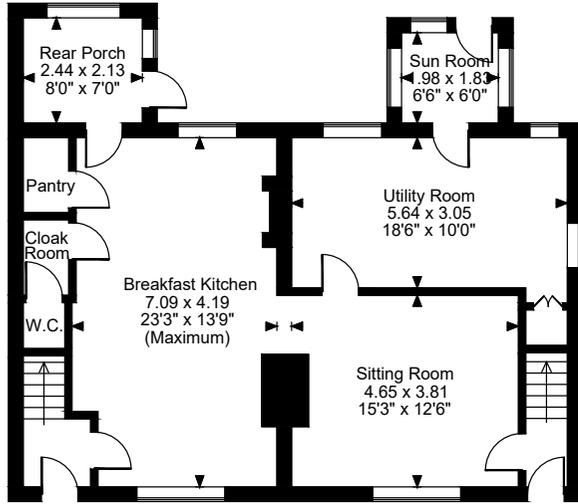
drainage to a shared treatment plan behind the Yorke Arms. Central heating is provided by means of a Nibe Airsource heat pump generating a RHI annual income of £1,851 to the owner – until 17/4/28. There is also super fast fibre broadband for homeworking and an electric vehicle charging point.

Viewing: Strictly by appointment through the selling agents – Carter Jonas – 01423 523423.

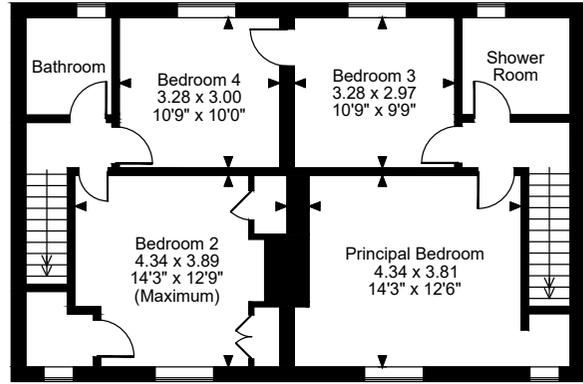
Directions - Postcode HG3 5RN: From Harrogate take the B6165 road to Pateley Bridge. Drive through the town, then take the first right hand turn by the garage into Low Wath Road. Continue on this road until reaching the village of Ramsgill. Proceed past the Yorke Arms where Ghyll Cottage is located on the left.



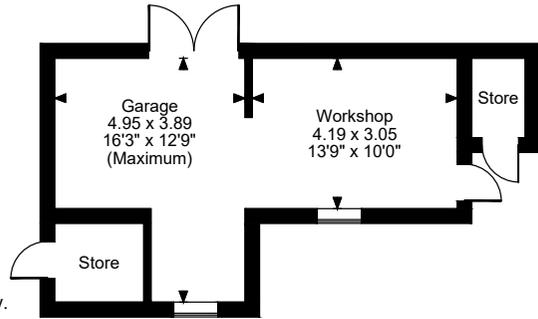
Ghyll Cottage, 2 High Street, Ramsgill
Approximate Gross Internal Area
1,800 sq ft / 167 sq m



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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