



FAIRFIELD BARN BACK LANE
Kirkby Malzeard, Ripon



FAIRFIELD BARN BACK LANE

Ripon, HG4 3SR

A superb example of a traditional stone barn conversion created with skill and imagination, offering family sized accommodation of over 2,800sqft, positioned in the sought after village of Kirby Malzeard within the catchment area for Ripon Grammar School.

ACCOMMODATION

Large stone barn conversion in popular village
Fantastic for families or multigenerational buyers
Offering over 2,800sqft of accommodation
Stunning full height main reception room with mezzanine
Currently 5 bedrooms but flexibility to reconfigure
Large dining kitchen with glazed ceiling lights
Potential to create income stream and annexe
Ripon Grammar catchment area



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PROPERTY • ESTATES • LAND

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Fairfield Barn

Fairfield Barn is a super family home that has been much loved by the same owners for over 23 years. The property offers diverse accommodation and has many of the original features such as the keystones and arch of the original barn entrance doors, the stone staircase, exposed stone walls and beamed ceiling. The property has been updated over the years and now would benefit from updating works to the kitchen and windows. The flexibility of the accommodation means that there is scope to create a multi generational home or equally an income creating annexe.

Briefly comprising: Entrance hall with two bedrooms and bathroom off. This space could easily be converted as a self contained annexe space. Large open plan living/dining room with full height ceiling, large glazed windows filling the space of the original barn doors, exposed stone wall behind the chimney breast and feature stone fire surround with wood burner. Large dining kitchen with glazed ceiling and exposed beams, flagged flooring and 6 oven aga. As mentioned the kitchen would now benefit from updating. There are doors to family room which is could equally be used for those working from home and the house utility room.

An original stone staircase leads from the dining room to the first floor. There is a fantastic mezzanine office space and doorway leading to first floor corridor with windows overlooking the garden. The master bedroom has windows to three sides and has an ensuite shower room. There are two further double bedrooms one of which has a cast iron spiral staircase leading to a super attic room. This space is perfect as a teenage den or hobby room.





Outside

The property is approached off Back Lane in Kirkby Malzeard through a timber 5-bar gate and pedestrian access gate. There is a gravelled off-street parking for numerous vehicles and an integral garage. Wrought iron estate railings and a gate lead through to the garden. The garden is mainly laid to lawn with paved patio area, timber garden shed. This is an extremely private and secure space. The property is positioned on the edge of the village and has such, has the benefit of the open countryside to the North.

Situation and Amenities

The property is positioned centrally in the popular village of Kirkby Malzeard, which is approximately 6 miles from the market town of Ripon. The village has an enormous array of facilities including village shop, public house, fish and chip takeaway, butchers, doctors' surgery, primary school, church and sports field. The village has a strong community feel and there are many activities that take place in the village for all ages. The property also has the advantage of being in the catchment area for the highly sought after Ripon Grammar school. Further state secondaries can be found in Ripon and Pateley Bridge. The village is in the edge of the Nidderdale AONB and is surrounded by beautiful rolling countryside. Ripon has a more extensive array of amenities including varied sports facilities including swimming pool, numerous gyms and a tennis centre. The shopping ranges from independent boutiques to national stores and there are a number of independent eateries offering everything from Pizzas, Chinese and the traditional British fair.



The Appeal of Our Home - The Owners Insight

For the last 23 years, we have enjoyed living in Fairfield Barn. It has provided a versatile and spacious home for our family. From the moment we moved in, it felt like home - warm, welcoming and full of character. The open spaces have been perfect for everyday living, throwing childrens' parties, entertaining and the main room is perfect for a large family Christmas gathering with an enormous tree. With pre and primary schools in the village, our children enjoyed walking to school and being a part of a safe, inclusive and activity community.

Services and other information

The property is connected to all mains services.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private, whether specifically mentioned or not.

Local Authority and Council Tax Band

North Yorkshire County Council, Band G.

What3Words

///scrambles.paramedic.guru

EPC

Band E

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

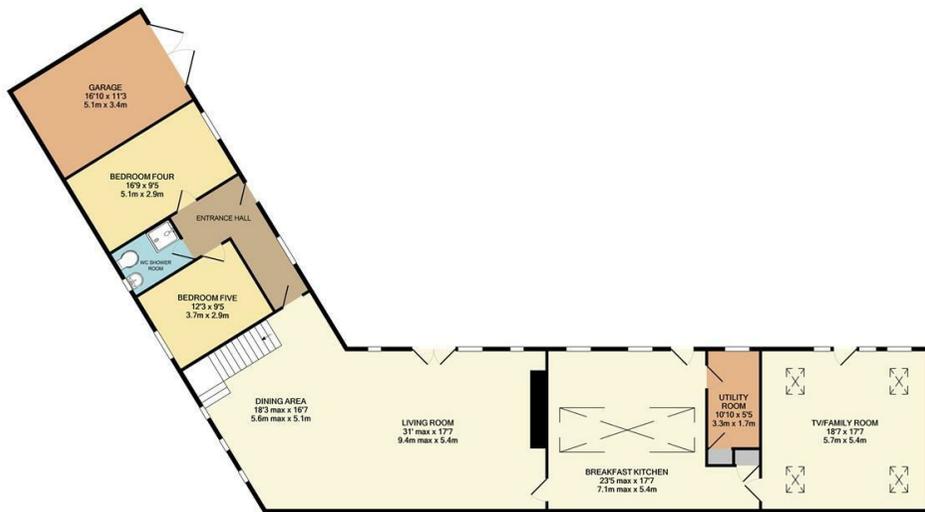
Viewings

Strictly by appointment with GSC Grays 01423 590500

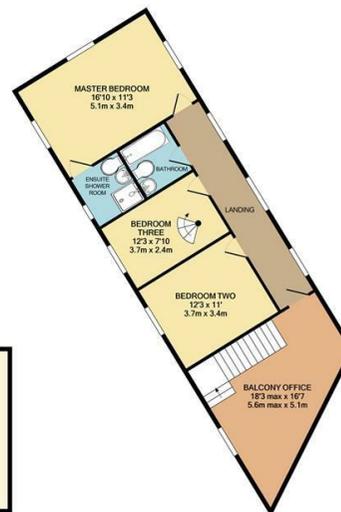
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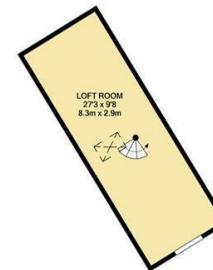
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 2009 SQ.FT.
(186.5 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 815 SQ.FT.
(75.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 303 SQ.FT.
(28.4 SQ.M.)


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 TOTAL APPROX. FLOOR AREA EXCLUDING LOFT ROOM 2822 SQ.FT. (262.2 SQ.M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and do not necessarily conform to any one standard. If the dimensions of the dimensions, this plan is for guidance purposes only and should be used as a guide only. Prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	65
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

