



The Grange, Carlesmoor Lane, Kirkby Malzeard, Ripon, HG4 3QS

A Rare Opportunity in Rural Dallowgill - Charming Grade II-Listed Farmhouse with Character, Space, and Scenic Surroundings

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The Grange, Carlesmoor Lane, Kirkby Malzeard, Ripon, North Yorkshire,

Guide Price: £599,950

- Detached Grade II-listed farmhouse
- Three spacious double bedrooms
- Stone fireplaces, exposed beams & multi-fuel stoves
- Farmhouse-style kitchen
- Separate living room
- Snug
- South-facing front garden,
- Lawned gardens to side and rear
- Stone outbuildings



General remarks

Nestled within a picturesque setting, this three-bedroom detached Grade II-listed farmhouse offers an exceptional opportunity to acquire a spacious and characterful home steeped in history. Beautifully combining rustic charm with comfortable living, the property boasts a wealth of period features and expansive outdoor space.

Step through the front door into a welcoming interior brimming with character. The property features stone fireplaces, multi-fuel stoves, and exposed beams that evoke a timeless, cosy ambiance. The heart of the home is the farmhouse-style kitchen, offering plenty of space for both cooking and casual dining, while showcasing traditional cabinetry and rustic details with an

Aga which heats the downstairs underfloor heating. A separate utility room and wet room for ease and convenience.

A separate living room with a striking stone fireplace provides the perfect space for relaxation, and a further lounge offers a more intimate retreat—ideal for reading, working, or quiet evenings in.

Upstairs, the first floor comprises three double bedrooms, each filled with natural light and character, and a well-appointed house bathroom that complements the traditional style of the home.

The exterior of the property is just as impressive. A south-facing garden to the front provides a

Floorplans





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Contact us



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Local Authority & Council Tax Band

- North Yorkshire County Council
- Council Tax Band D

Tenure, Services & Parking

- Freehold
- Mains electric, water is via shared well, septic tank. Domestic heating is oil.
- Off road parking

Internet & Mobile Coverage

The Ofcom website <https://checker.ofcom.org.uk/> shows internet available from at least 1 provider. Outdoor mobile coverage (excl 5G) likely from at least 1 of the UK's 4 main providers. Results are predictions not a guarantee & may differ subject to circumstances, exact location & network outages

Flooding

[Check for flooding in England - GOV.UK](#) indicate the long term flood risks for this property are: - Surface Water - Very low; Rivers & the Sea - Very low; Groundwater - Flooding from groundwater is unlikely in this area; Reservoir - Flooding from reservoirs is unlikely in this area.

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £24.00 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: HAR250135