



Ghyll Cottage, 2 High Row, Ramsgill, Harrogate, HG3 5RN

This charming four bedroom period country home with garaging/outbuildings and delightful garden areas enjoys a prominent position within the highly regarded Nidderdale village of Ramsgill.

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Ghyll Cottage, 2 High Row, Ramsgill, Harrogate, North Yorkshire, HG3 5RN

Guide Price: £595,000

- Attractive period cottage
- Four double bedrooms
- Stylish interiors/character features
- Cottage gardens and bonus land
- Useful garage/workshop
- Delightful village setting



General remarks

Ghyll Cottage has been cleverly created as a double fronted four bedroom home by the amalgamation of two period cottages now providing a flexible layout of superbly presented accommodation.

With attractive stone elevations, secondary double glazing to period timber windows, additional insulation to the roof and majority of external walls along with enlarged radiators the property now boasts heating via a Nibe Airsource pump generating RHI initiative annual income of £1851 (until 17/4/28) to the owner. Records show that this exceeds the costs of heating the house. There is also an electric vehicle charger and super-fast fibre broadband for homeworking.

The property now offers an elegant sitting room, a stunning full depth family dining kitchen with walk in pantry and guest cloakroom as well as a rear utility hall.

There is also a substantial working kitchen/utility room ideal for "messy use" after gardening and

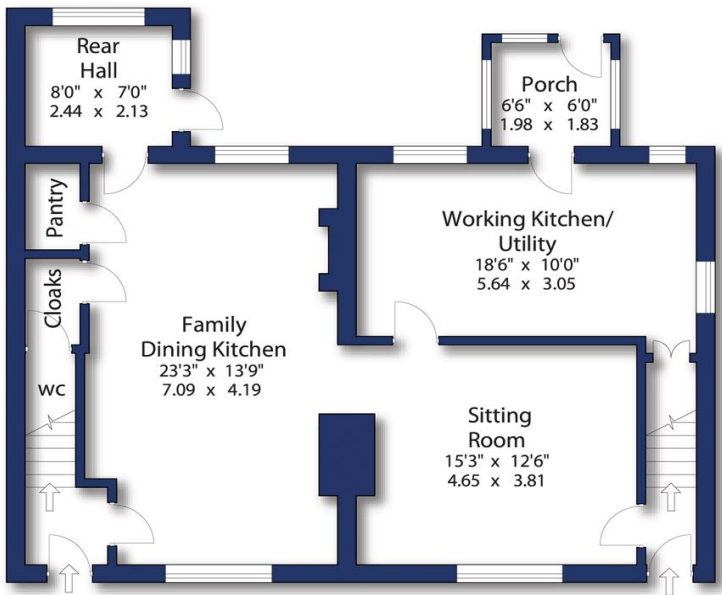
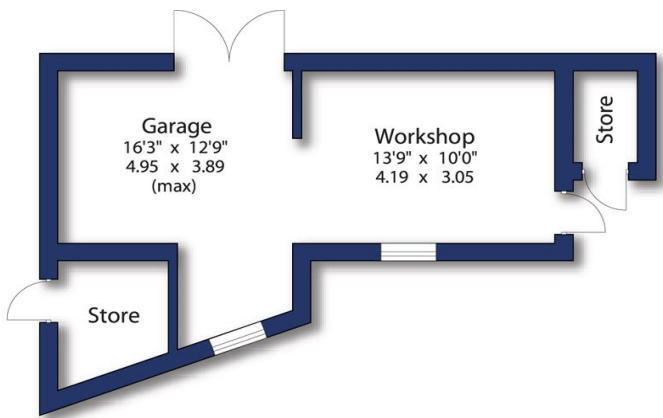
outdoor pursuits as well as a home for household pets.

There remain two separate staircases to the first floor which enhances the versatility of the layout upstairs with two southerly facing principal double bedrooms overlooking the gardens and village beck, two further interconnecting double bedrooms to the rear of the property served by a stylish house bathroom and a separate contemporary shower room.

The attractive lawned front gardens are bounded by historic stone walling whilst to the rear of the property is a fully enclosed flagged courtyard with direct access to a useful garage/workshop building with additional storerooms.

To the side and front of Ghyll Cottage, lies grassed common land and there is the valuable ownership of an additional enclosed garden area to the immediate south of Ramsgill Beck. This charming and historic village formed part of the Yorke Manor landholdings having "conservation status" within the Nidderdale AONB.

Floorplans



Ground Floor



First Floor

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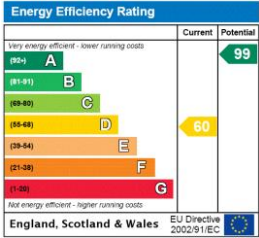
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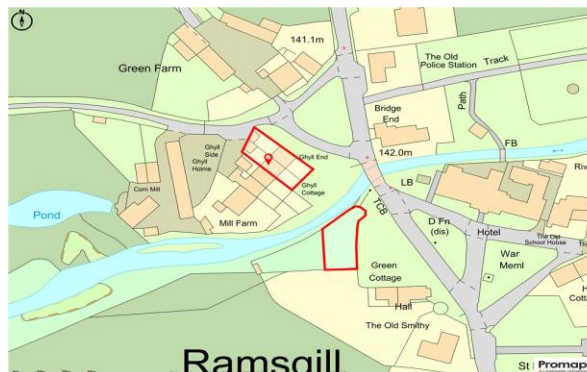
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Directions

From Harrogate take the B6165 road to Pateley Bridge and drive through the town, then take the first right hand turn onto Low Wath Road. Continue on this road until reaching the village of Ramskill. Travel past the Yorke Arms where Ghyll Cottage is located on the left..

Local Authority & Council Tax Band

- North Yorkshire County Council,
- Council Tax Band F

Tenure, Services & Parking

- Freehold.
- Ample off street parking and garaging
- Mains electricity, private water supply and connection to treatment plant.
- Located in a conservation area

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

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