



The Merchants House
6 Market Place, Masham, Ripon, North Yorkshire

For the finer things in property.



The Merchants House

6 Market Place

Masham

HG4 4EB

A charming and fully refurbished Grade II listed townhouse in a prime position in the heart of the picturesque market town of Masham.

A1(M) (Jct 51) 8.0 miles, Ripon city centre 9.5 miles, Thirsk mainline station 13.3 miles (2 hours 10 minutes to London Kings Cross), Harrogate town centre 18.5 miles, Leeds Bradford Airport 29 miles

The Merchants House: Snug | Sitting room
Dining area | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | 3 Further double bedrooms, 1 en suite | Shower room
Courtyard Garden | EPC Rating D

The Merchants House - Lot 1

Currently rented out as a luxurious holiday home this handsome Grade II listed property is ideal as an investment property or as an exquisite family home. Dating back to the late 18th century it has been fully renovated by the current owners to include rewiring and plumbing throughout. It features a wealth of character features complemented by modern fittings and décor throughout.

The accommodation is arranged across three light filled levels. On the ground floor there are two reception rooms, including a welcoming snug and a comfortable sitting room with a cast-iron fireplace and Kardean oak effect flooring that adds a touch of natural elegance and provides warmth and comfort. To the rear, the impressive 27ft open-plan kitchen and dining area offers the perfect space in which to dine and entertain. French doors open out to the rear courtyard garden and skylight overhead welcoming plenty of natural light. The kitchen is fitted with sleek grey Shaker-style units with

marble effect worksurfaces that provides plenty of storage and a stainless steel Cookmaster range cooker, with a five-zone ceramic hob, it offers ample room for your culinary creations.

There are two well-presented double bedrooms on the first floor, including the principal bedroom with its generous en suite bathroom with clawfoot bath and a separate family shower room. There is access to the former roof terrace via a set of double French doors just off the stairway which is the perfect place to relax and unwind.

On the second floor, there are two further double bedrooms, one of which is en suite with a walk-in dressing area.

Outside

At the front, the house opens directly onto Market Place with its historic buildings and regular markets. Extensive parking is available in the Market Place.

General

Local Authority: North Yorkshire Council
Services: Mains electricity, gas, water & drainage
Council Tax: Currently run as a business, business rates applied.
Tenure: Freehold
The Merchants House Guide Price: £595,000

Agents Note: A full list of what has been refurbished is available on request.

There are two lots available by separate negotiation or as a whole.

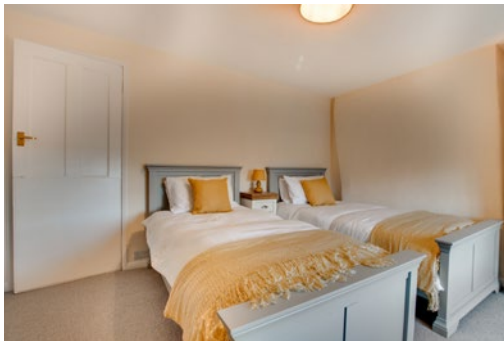
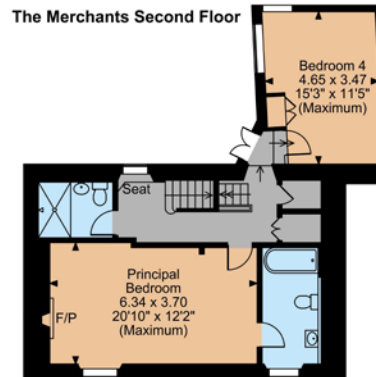
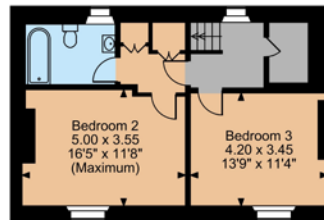
Directions

HG4 4EB - [///give.cork.exits](http://give.cork.exits)





Lot 1-The Merchants House internal area 2,218 sq ft (206 sq m)



The Merchants Ground Floor

The Merchants First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



The Nook, Church Street Masham HG4 4DR

The Nook: Reception room | Bedroom | Shower room
Courtyard garden | Garage | Off-street parking

The Nook - Lot 2

A recent (2020) conversion of the former storehouse to the Grade 2 listed The Merchants House which it stands behind. The Nook is a bijou one bedroom cottage peacefully tucked away from the thriving market town centre of Masham. The ground floor currently comprises a living area that could be converted into a living/kitchen/diner with a separate shower room just off the entrance. On the first floor you will find a generous double bedroom. There is a charming courtyard garden that leads onto the single garage and off-street parking area.

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water & drainage
Council Tax: Currently run as a business, business rates applied.
Tenure: Freehold
The Nook Guide Price: £150,000

Directions

HG4 4DR - [///boot.habits.lends](http://boot.habits.lends)

Harrogate

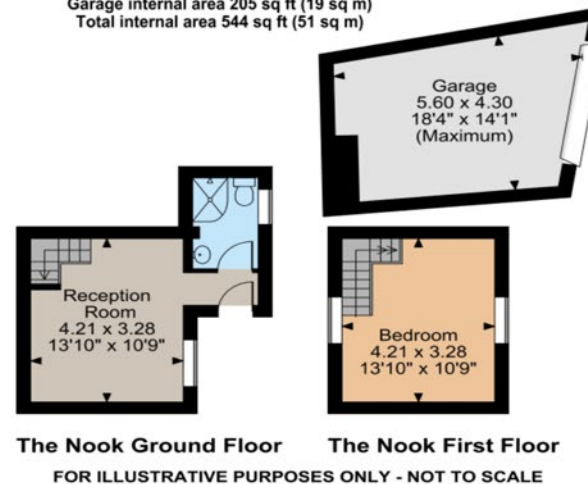
9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561 274

harrogate@struttandparker.com
struttandparker.com



Lot 2-The Nook internal area 339 sq ft (32 sq m)
Garage internal area 205 sq ft (19 sq m)
Total internal area 544 sq ft (51 sq m)



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken October 2020. Particulars prepared April 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Over 45 offices across England and Scotland,
including Prime Central London



For the finer things in property.

