



**QUARRY HOUSE FARM, WEST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5JG**  
£2,000 per month

**Carter Jonas**



# QUARRY HOUSE FARM, WEST TANFIELD, RIPON, NORTH YORKSHIRE, HG4 5JG

- Available now
- Pets considered
- EPC Rating E
- Oil fired central heating
- Council Tax Band F

## THE PROPERTY

Available now, Quarry House Farm is a beautifully presented, four bedroomed semi-detached character property which forms part of the delightful Tanfield Estate.

Nestled within the peaceful village of West Tanfield, Quarry House Farm benefits from a private village location with far reaching views of the open countryside to the rear whilst retaining an easily commutable location.

This charming family home provides well-proportioned living accommodation over two floors. The ground floor briefly comprises a welcoming reception hall, large living room with an open feature fireplace, family room with open fire, kitchen dining room with an array of fitted units and free-standing electric Belling cooker with space for a dishwasher as required, utility room with fitted units and plumbing in situ for a washing machine and dryer as required with a WC also conveniently situated on the ground floor.

The staircase in the reception hall leads up to a beautiful open landing area where four bedrooms in total are situated. The primary bedroom boasts space, natural light and benefits from a selection of fitted wardrobes and en-suite shower suite comprising a walk in shower, heated towel rail, WC and basin.

There are a further three double bedrooms and a family bathroom comprising a shower over the bath, heated towel rail, WC and basin.

Externally there is a large, fully enclosed private garden which forms part of this spectacular property with a selection of brick built outbuildings which can be utilised for storage purposes.

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Quarry House Farm provides a gravelled driveway with ample parking for a number of vehicles, large family living space with an extensive and well-maintained lawned garden and orchard to the rear of the property.

Enjoying a quiet position in the village of West Tanfield, Quarry House sits just 6 miles from the Cathedral City of Ripon, 8 miles from the market town of Bedale and 18 miles from the Spa town of Harrogate which makes the property ideal for family living and for someone with commuter needs whilst benefitting from easy access to a variety of shopping, leisure and educational facilities in the local area with the renowned Ripon Grammar School only a short distance away.

Quarry House Farm is heated via an oil fired central heating system.

A unique opportunity and a must to view.

Offered unfurnished.

Pets considered.

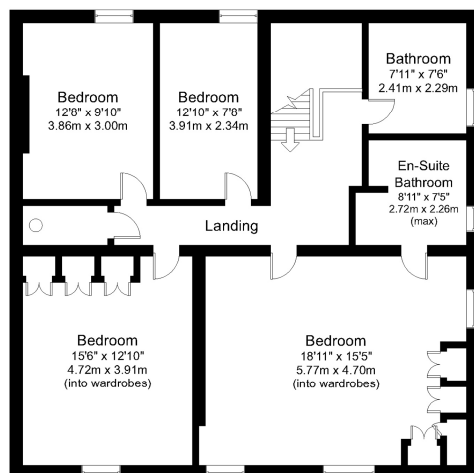
The deposit will be £2,307 (5 weeks' rent) at a rental value of £2,000 per calendar month.

The holding deposit will be £461 (1 weeks' rent) at a rental value of £2,000 per calendar month.

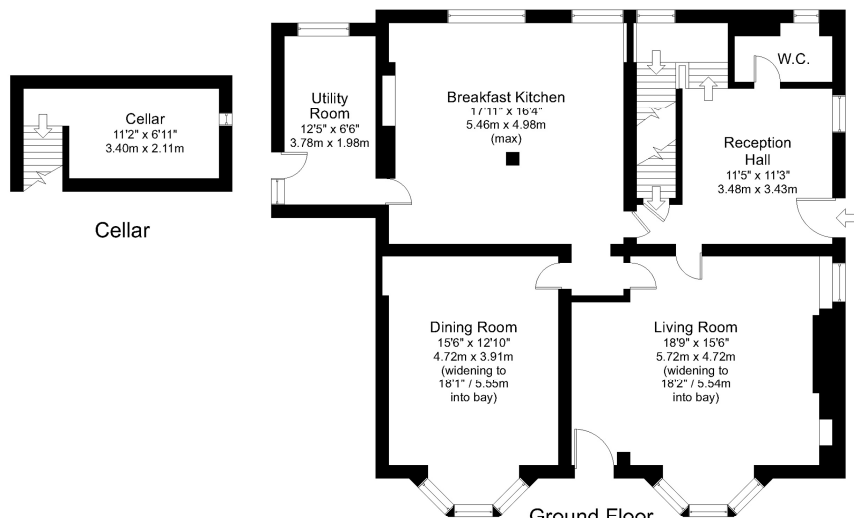
## ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months, longer terms will be considered
Viewing	Strictly by appointment only
Local Authority	Council Tax Band F



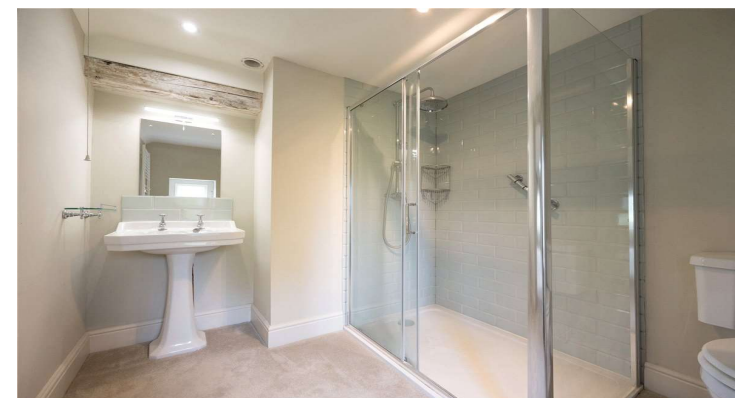
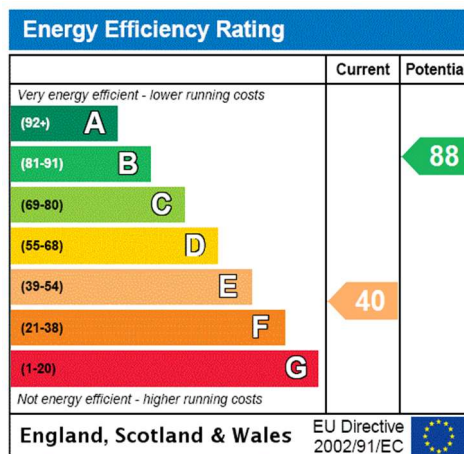


First Floor



Gross internal floor area excluding Cellar  
(approx.): 226 sq m (2,433 sq ft)

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Classification L2 - Business Data

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