



**BANK VILLA**  
Masham, Near Ripon

Carter Jonas



## **BANK VILLA, THE AVENUE, MASHAM HG4 4DB**

- Ripon - 9 miles
- Bedale - 6 miles
- Harrogate - 21 miles
- A1(M) Junction 51 - 8 miles

Reception hall • Drawing room • Sitting room • Snug/  
family room • Conservatory • Inner hall/study area  
Dining room • Breakfast kitchen • Cloakroom  
Utility room • Walk in larder • Boiler room • Landing  
Principal bedroom, dressing area and an en suite  
shower room • Guest bedroom with an en suite shower  
room • Further bedroom • House bathroom • Four  
additional bedrooms (three en suite) on the second  
floor • Enclosed courtyard • Garaging and storage  
South facing terrace to the rear • Large tiered gardens  
extending to about an acre • Workshop, greenhouse  
and garden shed • Excellent position

Bank Villa occupies a lovely position within a short walk of a varied range of shopping and recreational facilities available in this appealing and popular market town - a particular feature of which is the large central market square. Masham Golf Club is also nearby. More extensive every day facilities are available in the nearby city of Ripon and the neighbouring market towns of Bedale and Leyburn. For the commuter, there is easy access to the recently upgraded A1(M), linking the major towns and business centres of Yorkshire and the North East. Mainline railway stations are located in Thirsk and Northallerton with regular services to London's Kings Cross. The property is situated on the fringe of the Yorkshire Dales with nearby access to some fascinating historic landmarks and scenic countryside.

Bank Villa is an attractive Grade II listed Georgian detached property which is believed to date from the early 19th Century with a subsequent Victorian extension to the side. It stands proudly at the junction of The Avenue and Silver Street, at the gateway to Masham town centre.

**AN IMPRESSIVE GRADE II LISTED DETACHED PROPERTY PROVIDING SPACIOUS AND CAREFULLY MAINTAINED ACCOMMODATION OF CHARM AND CHARACTER, CURRENTLY OPERATING AS A HIGHLY ACCLAIMED BED & BREAKFAST BUSINESS AND SITUATED WITHIN A SHORT WALK OF THE CENTRE OF THIS POPULAR MARKET TOWN.**





Currently operated as a successful and highly acclaimed bed & breakfast business, it offers a superb lifestyle opportunity. The current owners have operated the business since 2002 and believe that there is significant potential to develop the business further. Alternatively, it could easily revert back to a spacious family house.

Outside, double entrance gates provide access to a rear courtyard, off which lies the double garage as well as a workshop and range of general stores. There are a further range of outbuildings within the garden including a workshop, greenhouse and garden shed. The property is set within superb landscaped gardens which extend to about an acre, facing south and west. There is a lawned garden to the side with railings together with a terrace to the rear with tiered gardens beyond, accessed via meandering gravelled pathways.

**Tenure**

We are advised that the property is freehold and vacant possession will be given on legal completion.

**Viewing**

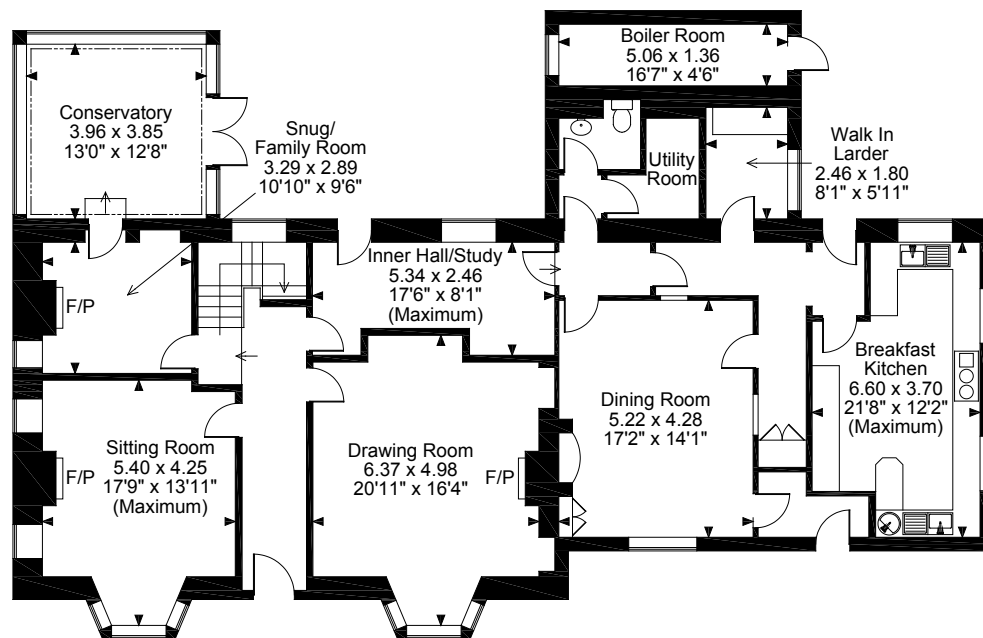
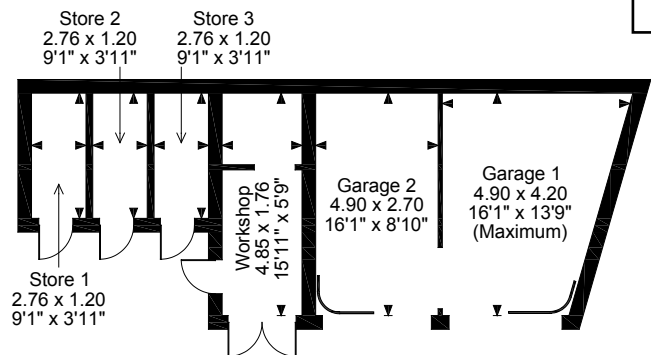
Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

**Directions  
to HG4 4DB**

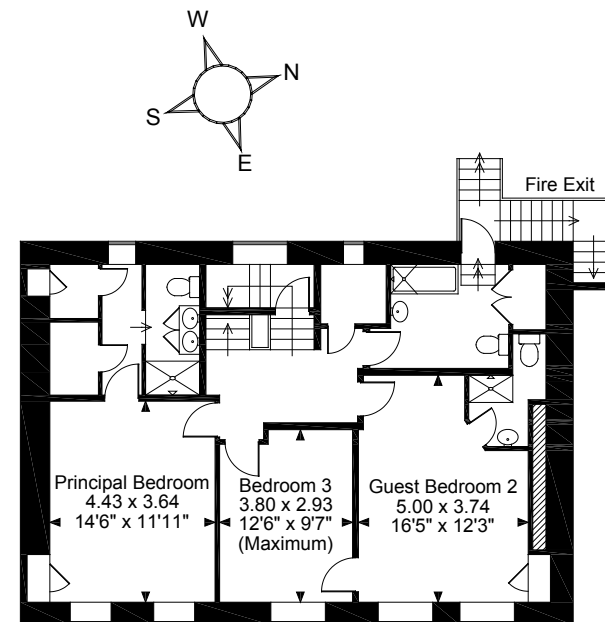
Bank Villa is easily found on the northern edge of the town - at the junction of The Avenue and Silver Street. It is clearly identifiable with its Bed & Breakfast sign in the front garden.



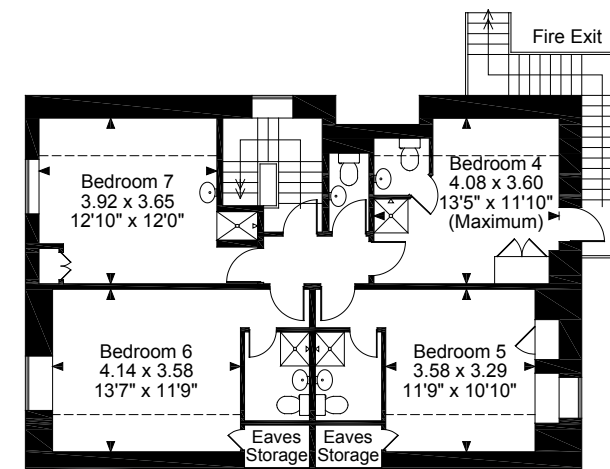
**Bank Villa, Masham**  
**Approximate Gross Internal Area**  
**Main House = 3,606 sq ft / 335 sq m**  
**Garages = 331 sq ft / 31 sq m**  
**Workshop & Stores = 209 sq ft / 20 sq m**  
**Total = 4,146 sq ft / 386 sq m**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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