

**D**avis  
**L**und

Felixkirk  
Thirsk  
Yorkshire  
YO7 2DP

Offers Over £500,000





## **Accommodation**

An exciting opportunity to redevelop a detached bungalow, located in the highly desirable village of Felixkirk and situated on a fabulous mature plot, extending to over 0.5 acres in total. Planning permission has already been passed for a large side extension and new double garage, whilst the new owners could re-apply, should they wish to adjust the plans to their own requirements. The site could also potentially be suitable for two dwellings, again subject to necessary permissions and consents.

The mature plot occupies a slightly elevated position, overlooking the village and backing onto open fields, making for a truly idyllic setting. The site is accessed via a gated driveway, with a recently widened entrance for ease of access. There is driveway parking for several vehicles and currently a large timber garage/outbuilding in place. The extensive lawned grounds wrap the bungalow, with an array of stocked borders and established trees, shrubs and plants. The grounds offer endless opportunities and they really are a gardeners dream.

The bungalow currently offers an entrance hallway with main entrance door, double aspect living room with fireplace, kitchen with a range of units and large pantry, three double bedrooms, bathroom and separate WC, plus a garden room overlooking the grounds. The approved plans (available on request) completely transform the layout, giving open plan living spaces and a fantastic master bedroom with ensuite facilities. Again the layout could be tweaked, to suit the new owners.

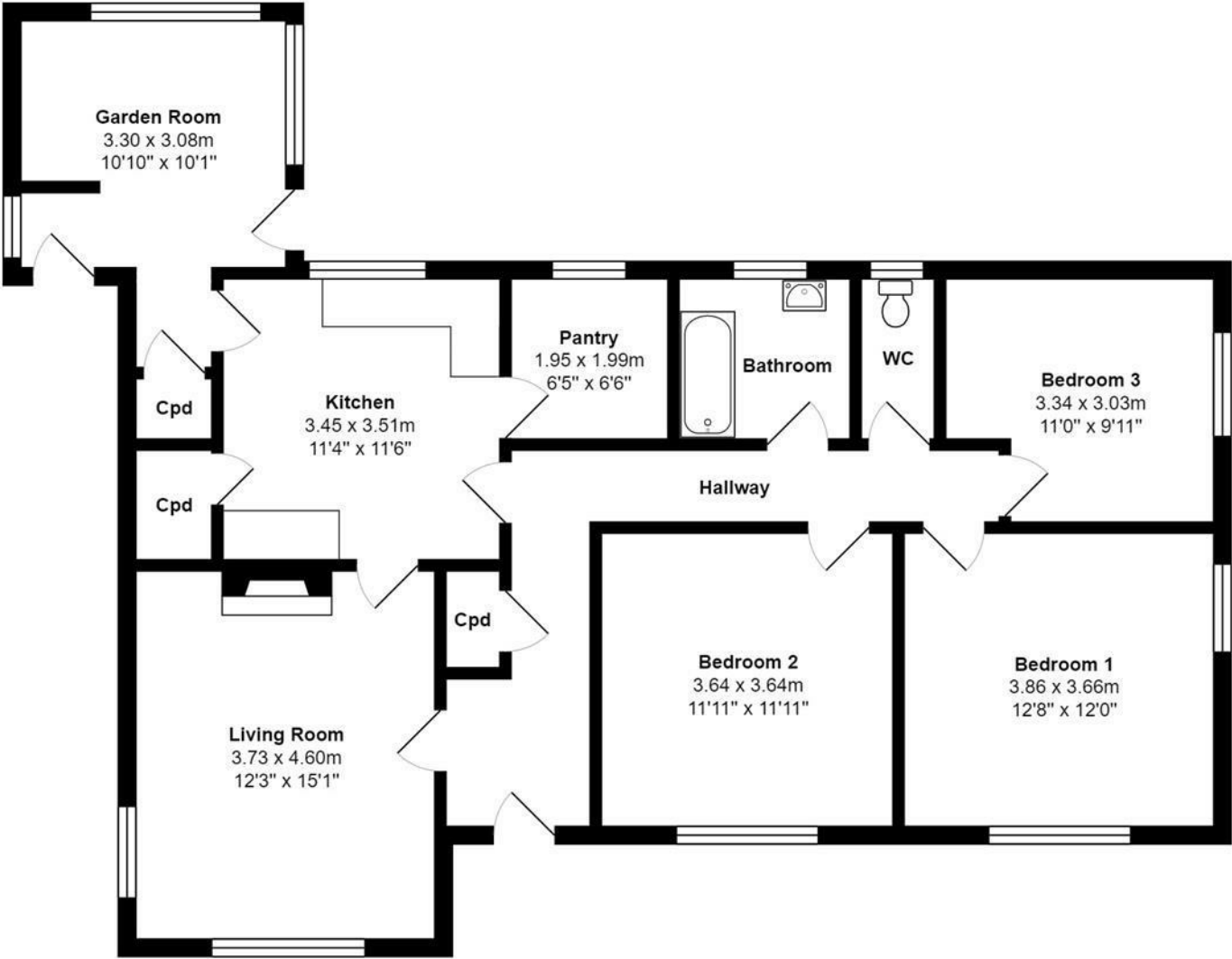
Felixkirk is located approximately four miles from Thirsk, meaning an array of amenities are readily available, whilst the location also offers ease of access to transport links, including the A19 and A1, with Thirsk train station also a short drive away. Felixkirk itself also boasts a highly regarded and award winning public house.

This is an increasingly rare opportunity to create something special and a physical viewing is essential to appreciate the setting and lifestyle on offer.



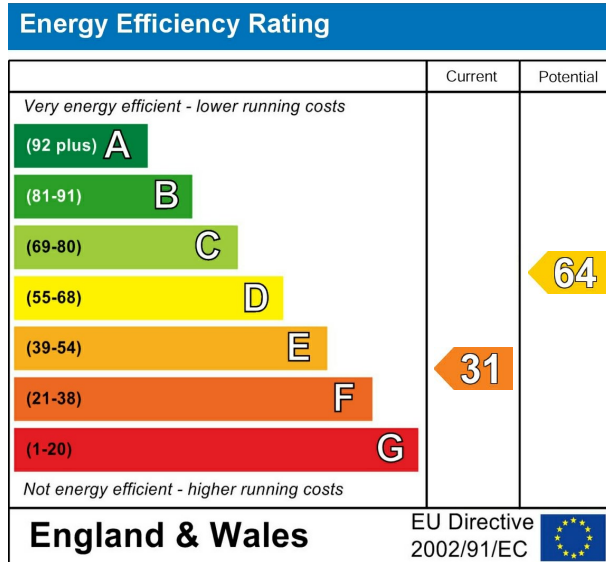


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

**MONEY LAUNDERING REGULATIONS 2003** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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