





Accommodation

A substantial four double bedroom detached family home, located on the edge of the village of Melmerby and situated on a great size plot, whilst also enjoying open views and a fantastic rural setting.

The much loved property reveals a very spacious and equally flexible layout, with accommodation of approximately 2000 square foot, plus the double garage and outbuilding/workshop. The property is also ideal for village life, with a large utility/boot room, also making the property perfect for dog owners and those that enjoy an active outdoor lifestyle. The house has been very well maintained, whilst also being neutrally decorated throughout, with light and airy accommodation.

The house is situated in a highly sought after village, Melmerby offers a great community spirit and Ripon is just a short drive away, meaning amenities are readily available. The location is also ideal for commuters, with ease of access to the A1 and A19, whilst rail links are available from Thirsk, approximately 7 miles away.

On the ground floor the main entrance door leads into a spacious entrance hall, with stairs rising to the first floor, under stairs storage and a cloakroom/WC. The double aspect living room is situated to the front of the house, fitted with a multi fuel stove. There is a study, large dining room and equally as impressive conservatory, which enjoys views over the rear garden. The breakfast kitchen comes fitted with an extensive range of modern units and integrated appliances. A great size utility offers further storage units, a tiled floor and storage cupboard, whilst access is available into the garage and to the rear garden. To the first floor there is good size landing, with loft access and over stairs storage. The main bedroom comes with fitted wardrobes, fantastic views and a modern ensuite shower room. There are three further double bedrooms, all with fitted wardrobes, whilst the house bathroom completes the first floor layout, being fully tiled and fitted with a modern white suite, including a bath and separate shower. The house is double glazed and it also benefits from oil central heating.

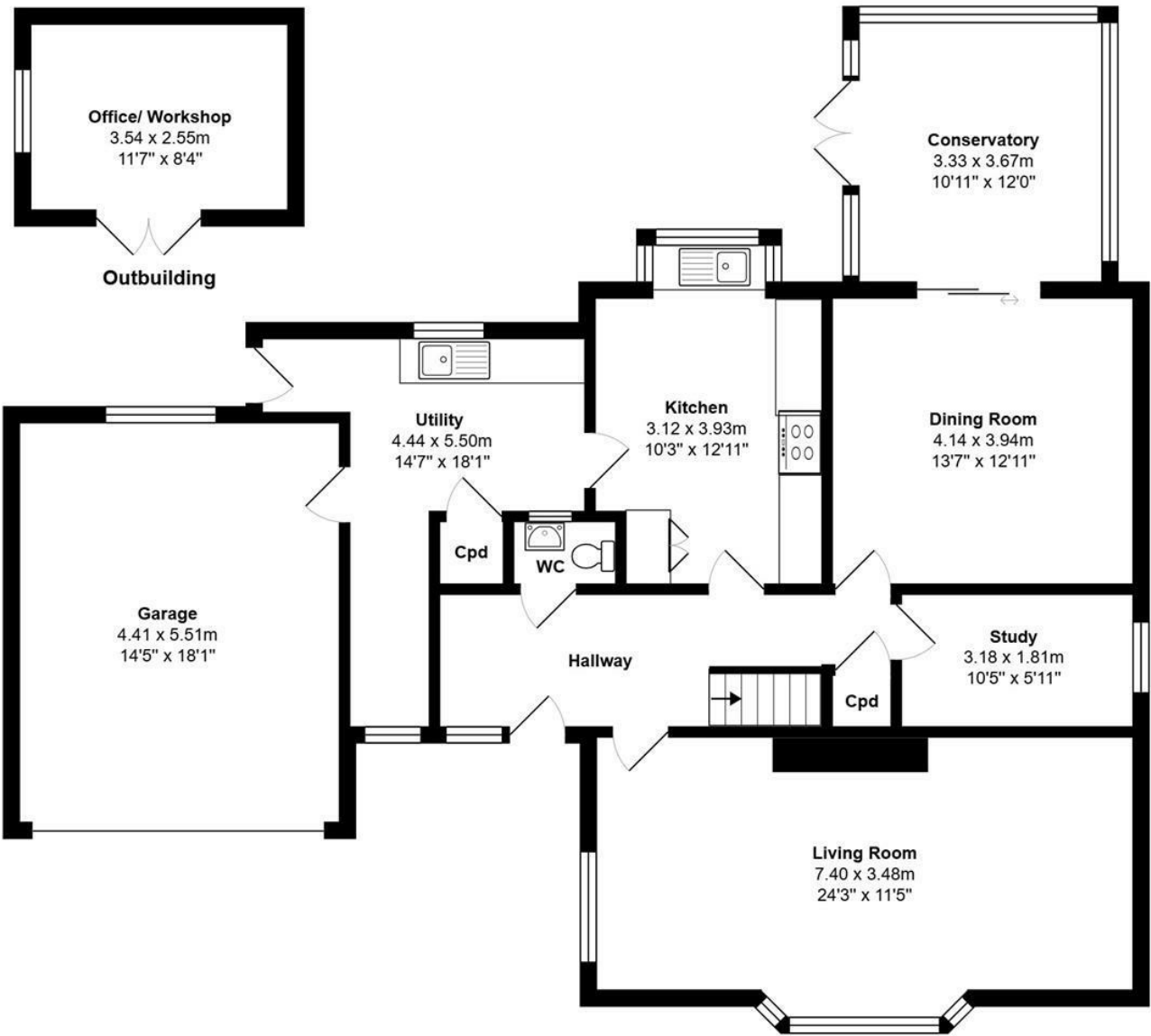
Externally, there is a large sweeping driveway, providing parking for several vehicles and giving access to the garage. There is an open lawned garden and stocked borders, whilst gated access is available to both sides of the house. The rear garden is a real delight, being a good size and fully enclosed, so ideal for purchasers with pets and children. The garden also offers a high degree of privacy, whilst an outbuilding, currently utilised as a workshop, would suit a number of uses.

This lovely property is ready to move into and it is sure to suit a variety of purchasers, so an early viewing is advised.

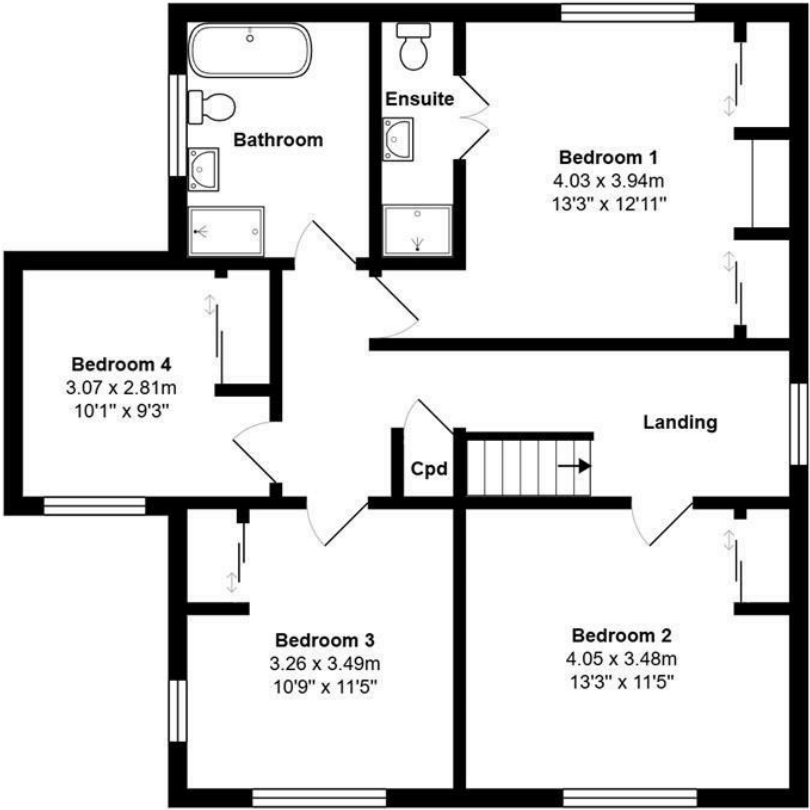




Floorplan



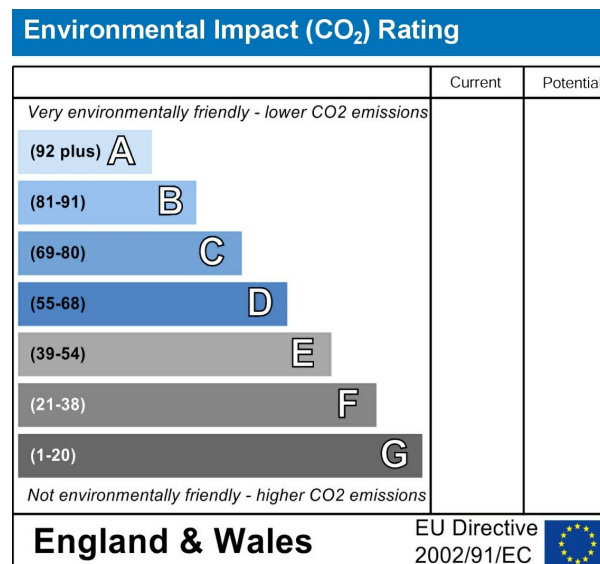
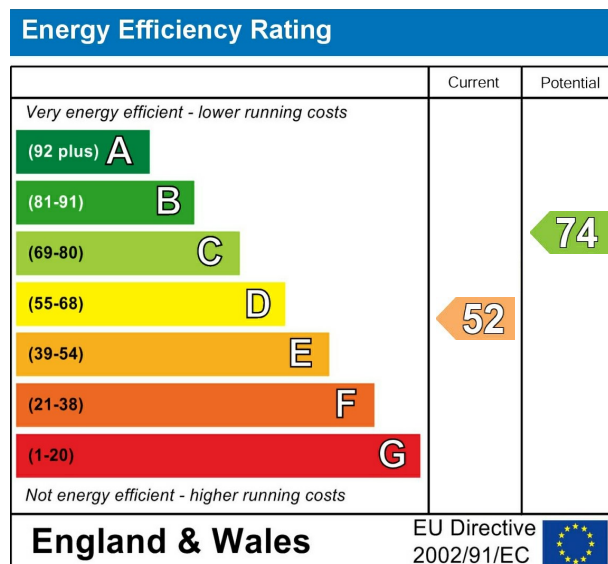
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - 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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