







## **Accommodation**

A striking detached family home and separate two bedroom barn conversion, both recently renovated to a high standard and enjoying a tranquil location and stunning views over the 3 acres of land and Cotcliffe Valley beyond. Despite the rural setting, the location offers ease of access to both Thirsk and Northallerton, whilst transport links are also readily available, including the A19 and local rail networks.

The main house has been extended and reconfigured, now revealing very spacious accommodation, which is stylish and practical in equal measure. The accommodation has been well planned to make the most of the views, whilst the property has been finished to a very high standard. To the ground floor there is an entrance hall with access to the cellar, cloakroom WC, triple aspect living room with wood burning stove and bi-fold doors leading onto the deck and making the most of the views, lounge/snug which again offers a wood burning stove, stunning open plan kitchen/diner which offers a range of units including fitted appliances and a breakfast island, plus the utility room. The first floor offers a landing, luxurious principle suite with a large double bedroom, dressing room and a fantastic ensuite, with both a freestanding bath and large shower. There are three further bedrooms and the modern house bathroom, fitted with a white suite including a bath with glazed screen and shower over.

The separate detached barn has also recently been converted and renovated, feeling light and airy with a vaulted ceiling and exposed beams. There is a large open plan living area, with a fitted kitchen. Two double bedrooms are available, one having ensuite facilities, plus a further house bathroom, fitted with a white suite. There is also an adjoining utility/store room with a separate access.

Externally there is driveway access, leading to two separate parking areas and the paddock beyond. There are extensive split level lawned gardens, which enjoy open views, plus the two paddocks, extending to approximately 3 acres in total.

The site is sure to be interest to a range of potential purchasers, not least those looking to use the barn to incorporate relatives or as a holiday let, subject to necessary consents. A viewing is advised to appreciate the setting and views on offer.



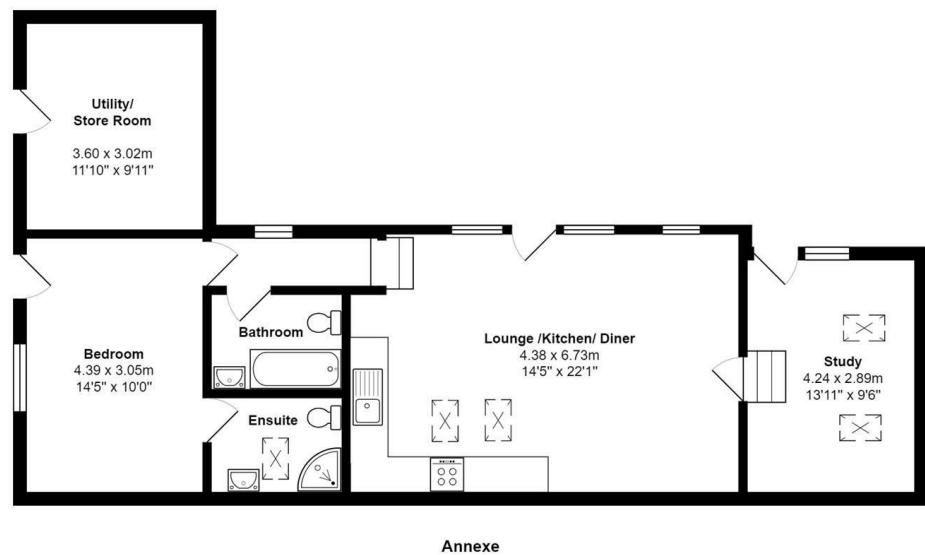








Floorplan



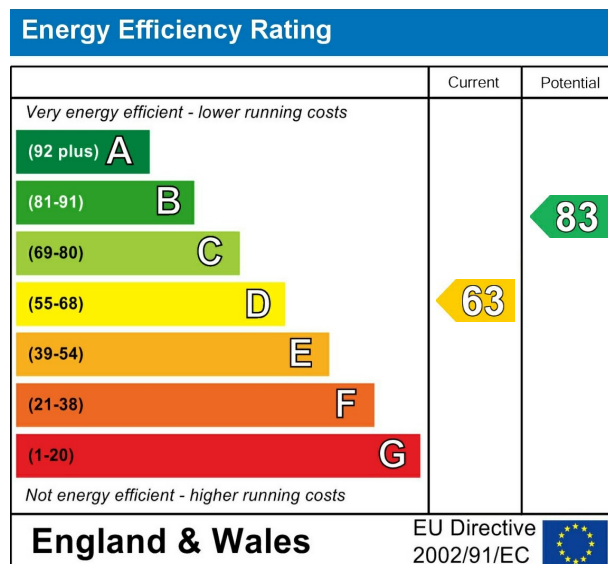
Annexe







## 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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