

Davis
Lund

Shaw Mills
Harrogate
North Yorkshire
HG3 3HZ
Offers Over £850,000





Accommodation

A substantial detached cottage, offering a stunning rural setting and revealing extensive and flexible accommodation, extending to over 2000 square feet in total and being smartly presented throughout, having been much improved in recent years.

Situated in the quaint hamlet of Shaw Mills, the property sits on a very generous plot of approximately one acre, enjoying lovely countryside views and tranquil setting. Due to the good size plot, there is undoubtedly extension potential, in fact planning permission has already been passed for a single storey extension, incorporating a sun room, double garage and store.

The cottage enjoys an idyllic setting to the edge of Shaw Mills, a highly desirable Nidderdale hamlet, situated approximately 6 miles from Harrogate and 10 miles from Ripon. Amenities are available in the neighbouring villages, including public houses, schools and convenience stores.

On the ground floor there is an entrance porch, leading into a large main sitting room, with wood flooring and a wood burning stove. A further cosy living room enjoys a double aspect with views over the gardens, again fitted with a wood burning stove and offering stairs to the first floor and under stairs storage. The inner hallway offers a perfect study space and a cloakroom/WC, whilst also giving access into the great size kitchen/diner/family room, which flows through double doors to the rear garden. The room offers a tiled floor and comes fitted with an extensive range of stylish modern units, also incorporating a breakfast bar. The utility room completes the downstairs layout, with a side access door, modern units and also housing the oil central heating boiler. To the first floor there is a landing with period wood panelling, the good size double aspect main bedroom with fitted wardrobes and a modern shower room, three further good size double bedrooms (all with fitted wardrobes) and the stunning house bathroom, fitted with a modern white suite, incorporating both a bath and large walk in shower.

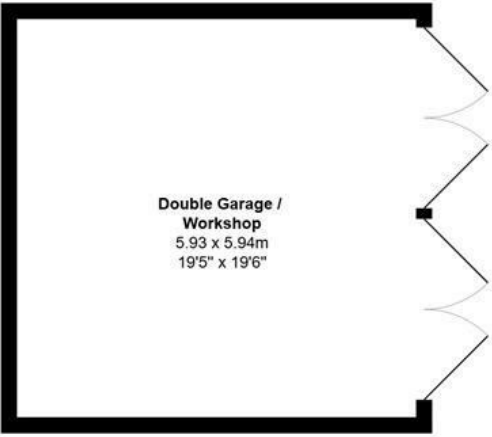
Externally gated access is available to the gravelled driveway, providing parking for numerous vehicles and giving access to the timber double garage/workshop, with power and light. There are impressive walled gardens, with an extensive lawn and several seating areas, making the most of the sun throughout the day.

Cottages of this quality are rare to market, especially in such a sought after location and an internal inspection is required of this lovely home, which is also offered for sale with no onward chain.

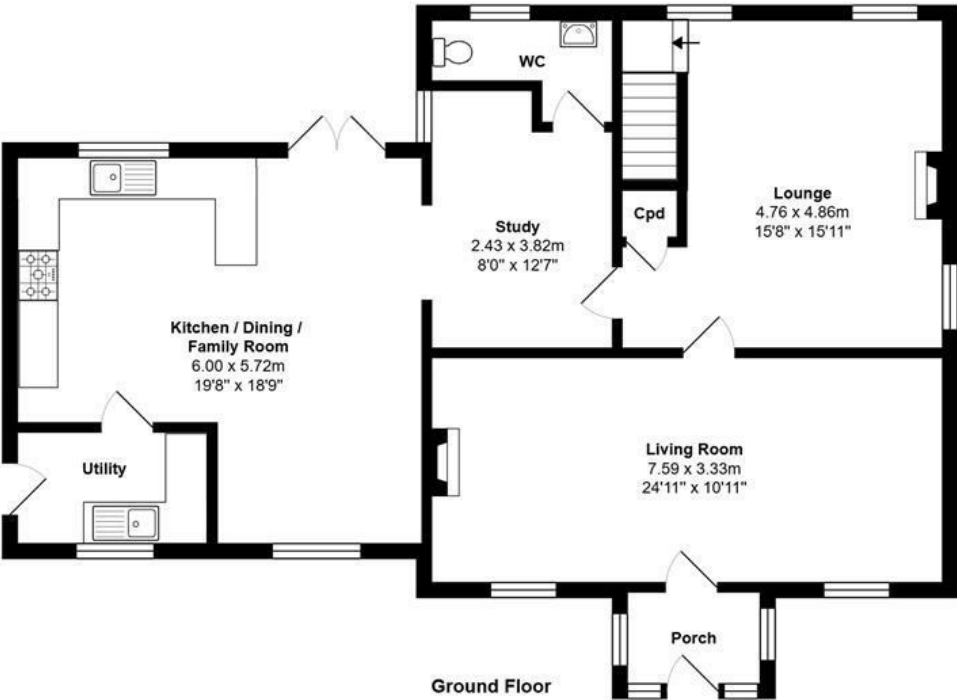




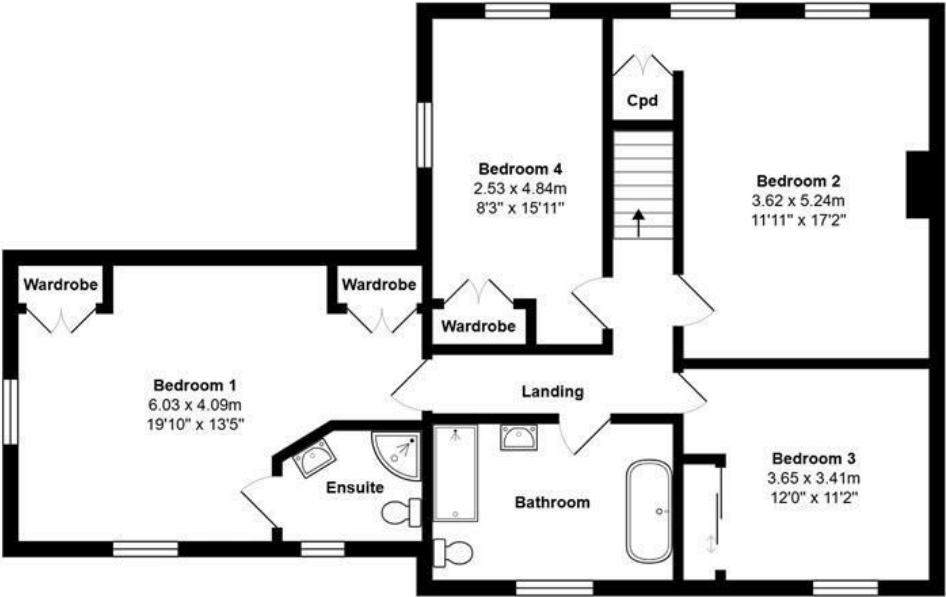
Floorplan



Outbuilding



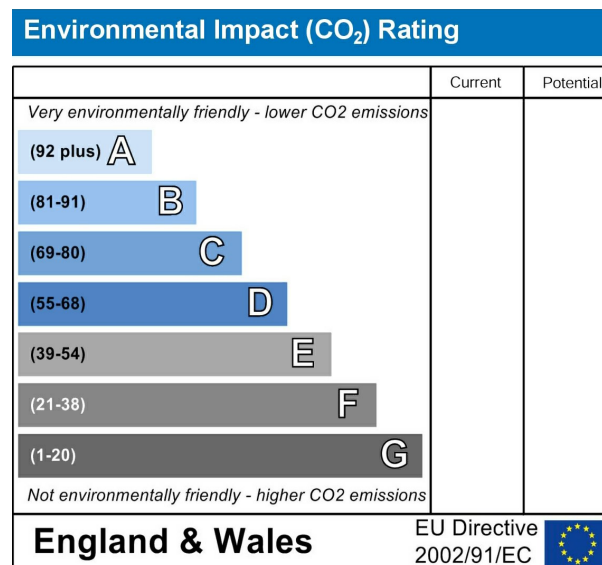
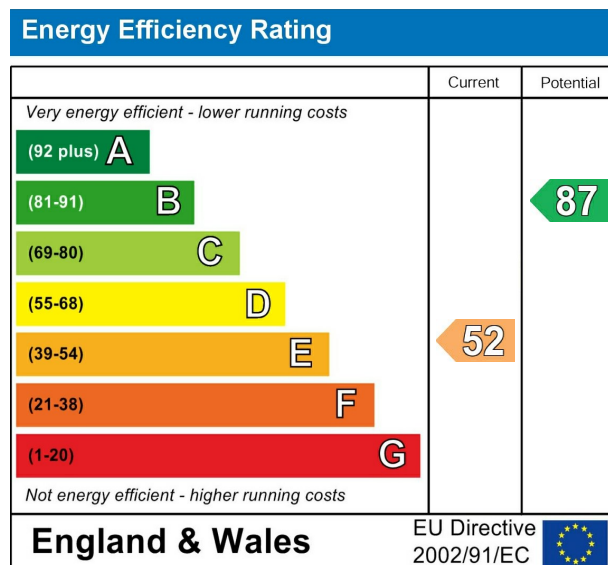
Ground Floor



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.

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

