







## **Accommodation**

A newly renovated and much improved three bedroom cottage, revealing a deceptively spacious interior and occupying a picturesque setting, overlooking the beck in the quaint and highly sought after village of Bishop Monkton.

The cottage has just been fully redecorated and new floor coverings fitted throughout, whilst the bathroom has also been re-fitted, coming equipped with a stylish white suite. With two good size reception rooms and three double bedrooms, the property is sure to suit a range of purchasers, not least those looking for a holiday let.

On the ground floor the main entrance door leads into the good size living room, fitted with a fireplace and gas stove. Stairs rise to the first floor, whilst there is access to the rear garden and understairs storage, with space and plumbing for a washing machine. The open plan kitchen/diner is again a good size, with a tiled floor and wood burning stove. The kitchen comes fitted with a range of units and a pantry provides further storage. To the first floor there is a light and airy landing, three double bedrooms, loft access and the house bathroom, fitted with a modern white suite. The property also offers gas central heating.

Externally gated pedestrian access is available to the side of the cottages, leading to an enclosed courtyard garden, with wall and fence boundaries and being an ideal low maintenance space, to sit out and entertain. There is a small brick built shed housing the gas central heating boiler and then a further larger store, providing handy storage.

Situated in the ever popular village of Bishop Monkton, the cottage is ideally placed between Ripon and Harrogate. The village itself offers a range of amenities, including a public house, primary school and church, whilst also offering a great community spirit.

This delightful cottage is sure to be of interest to those looking to downsize into a character cottage, whilst it would also no doubt make a popular holiday let, with its picture postcard setting.







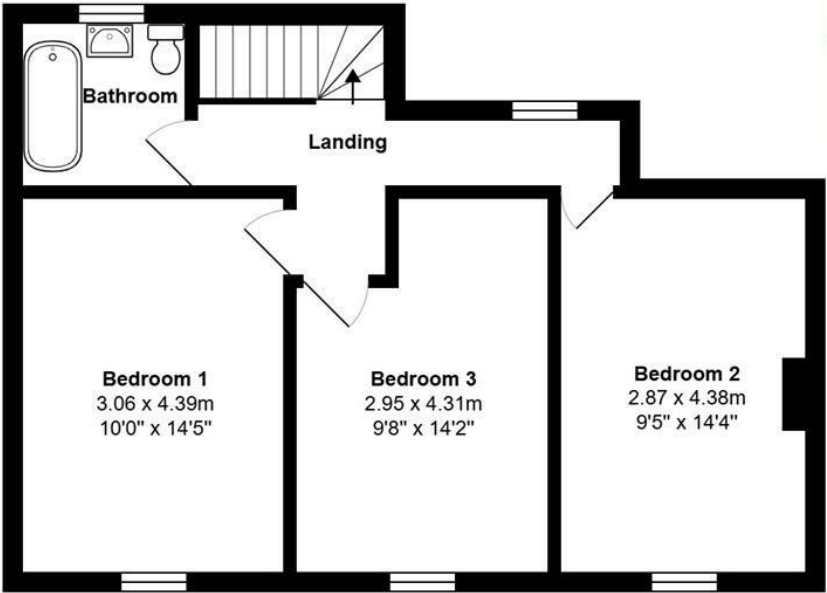




Floorplan



Ground Floor



First Floor



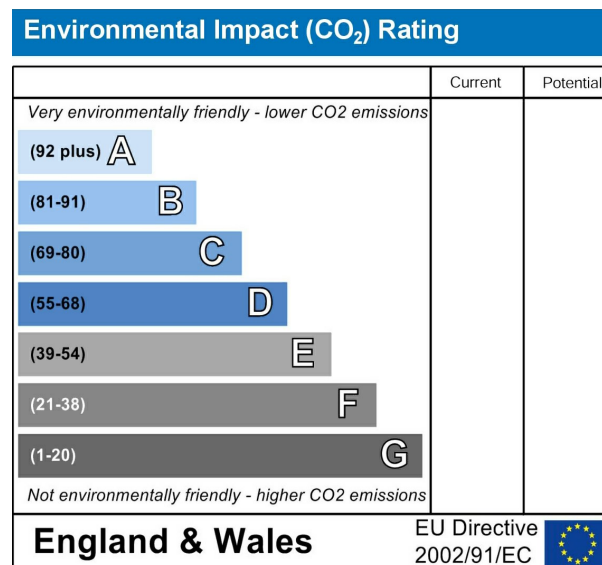
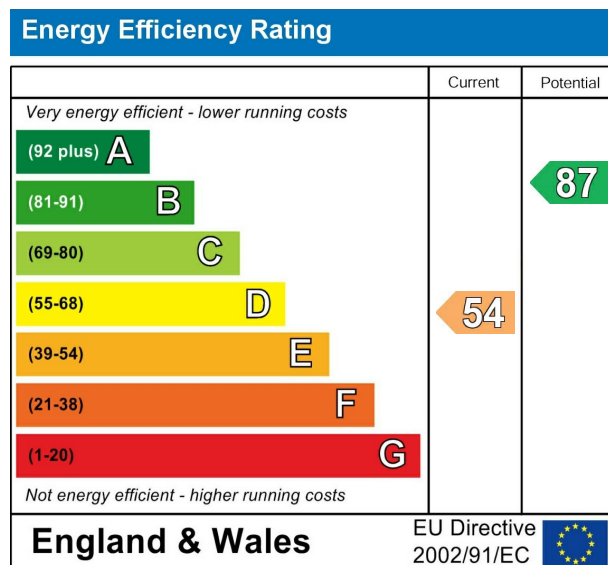
Outbuildings







## EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [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.

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

