





Accommodation

A substantial and skilfully extended four bedroom cottage, revealing a neatly presented interior and a particularly flexible layout, whilst also enjoying a lovely village setting and fantastic countryside views.

The property has been completely transformed over the years, having undergone a two-storey side extension and further rear extension, which has almost doubled the floor space to approximately 1500 square foot in total, whilst creating a spacious, light and airy interior. Due to the second kitchen and downstairs shower room, the property is also ideal for purchasers looking to incorporate a relative, whilst this space has also previously been utilised as a successful holiday let.

Located in the highly sought after village of Laverton, the cottage is situated close to Kirkby Malzeard, whilst also being approximately 7 miles from Ripon. Kirkby Malzeard itself offers a number of amenities, including a shop, public house, garage/petrol station, butchers and primary school. The property is ideally placed for the countryside, with endless walks and cycle trails on the doorstep.

On the ground floor, the main entrance door leads into a good size entrance hall, with a stone floor and stairs rising to the first floor. An open plan kitchen/diner is situated to the rear of the cottage, making the most of the views and coming fitted with a range of units, whilst there is further understairs storage and access to the outside deck. A great size double aspect living room again enjoys lovely views, coming fitted with a wood burning stove and with patio doors leading to outside. There is further reception room (previous utilised as a bedroom) with display fireplace and exposed ceiling beams, whilst the inner hallway gives access to the boiler cupboard, small kitchen/utility and downstairs shower room. To the first floor there is a landing with loft access, triple aspect main bedroom with scope to add a dressing room/ensuite (subject to consents), three further bedrooms and a shower room, fitted with a modern white suite. The property is part double glazed and oil central heating is in place.

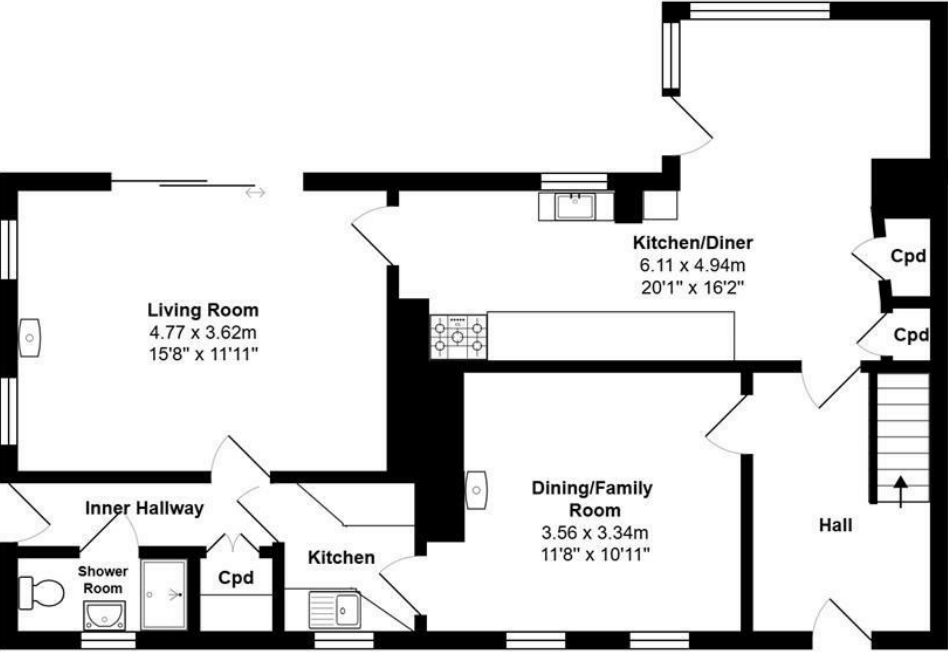
Externally, gated access is available from the road, leading to the great size established garden, mainly laid to lawn and affording a good degree of privacy, with stocked shrub and plant borders. Steps lead up to a substantial decked seating area, enjoying lovely views and offering storage and an outside tap. To the bottom of the main garden, there is off street parking for two vehicles, a single garage and further timber shed. There is also the scope to add further parking, again subject to necessary consents.

No doubt sure to appeal to a variety of purchasers, viewing is essential to appreciate the space and setting on offer.

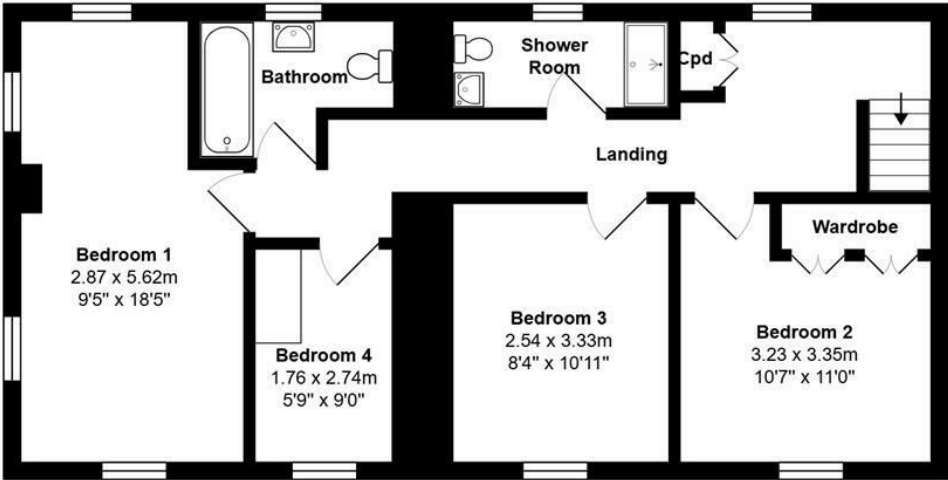




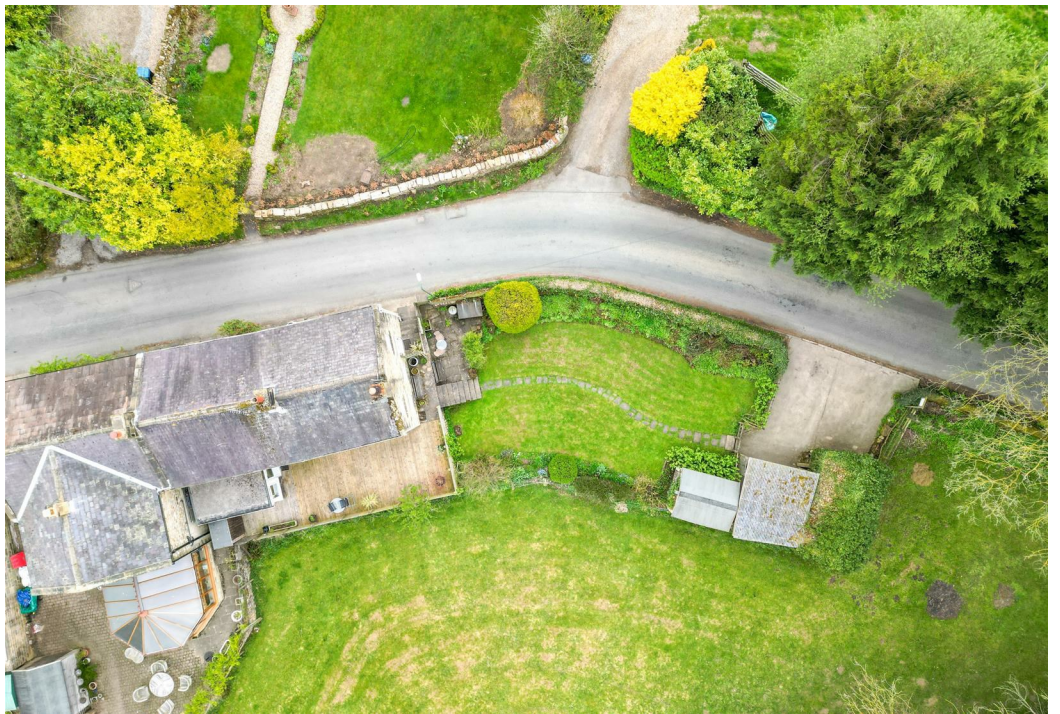
Floorplan



Ground Floor



First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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