

Davis
Lund

Baldersby
Thirsk
North Yorkshire
YO7 4PE
Guide Price £995,000





Accommodation

A substantial and impressive detached village property, revealing expansive four bedroom accommodation and further attached annexe, all situated on a generous established plot of over an acre, including the attached paddock.

The meticulously maintained interior retains many character features and the accommodation has been sympathetically upgraded over the years, whilst care has been taken to retain the property's obvious charm. The house is as flexible as it is spacious, with six reception rooms and being sure to suit a range of purchasers, not least growing families. The annexe also means the house is sure to be of interest to buyers wishing to incorporate a relative requiring single floor living, whilst there is the scope to further develop the outbuildings, subject to necessary consents.

Occupying a picturesque setting in the ever-popular village of Baldersby and being ideally situated for access to both Thirsk and Ripon, the property offers ease of access to shops and amenities, whilst transport links are readily available, including the A1, A19 and Thirsk train station being just a short drive away, making the location ideal for commuters.

The main entrance door leads into a spacious tiled entrance hall, with stairs rising to the first floor. There is a living room with wood burning stove and a beautiful oak framed garden room beyond, again offering a wood burning stove and fitted with a solid roof, for all year-round use. The accommodation continues with a cosy snug, family room with wood burner, dining room with access to the rear garden and the breakfast/kitchen, a lovely light and airy space with a pitched ceiling and exposed beams. The kitchen offers a flagstone floor and comes fitted with a range of quality units, incorporating integrated appliances and a range cooker. A study, utility room and WC complete the downstairs layout. To the first floor there is a landing, three substantial double bedrooms with fitted storage, the house bathroom fitted with a white suite and a further modern shower room. A further staircase leads to the top floor room, a substantial open space with exposed beams and offering endless potential, again subject to necessary consents.

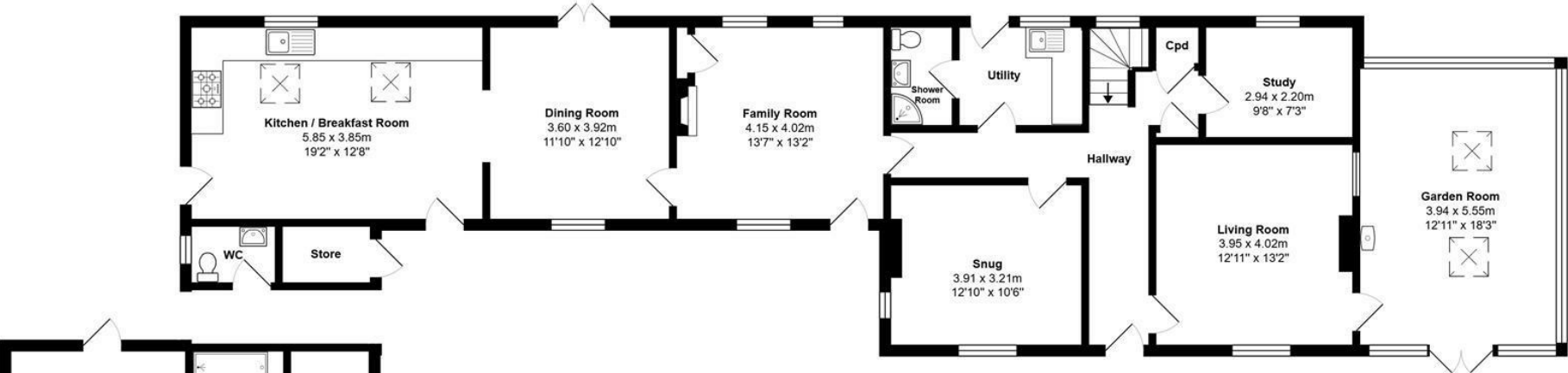
Externally the property is tucked away from the road, offering a peaceful setting and accessed via a gravelled driveway. There is vehicle parking for numerous vehicles and access to the large garage, car port and substantial further outside storage. There are wrap around established lawned gardens, stocked with an array of plants, shrubs and trees, whilst also affording a high level of privacy. Gated access is also available to the attached paddock, backing onto open countryside and making the most of the fabulous countryside views.

Properties of this size and quality are rare to market and early viewing is advised on this stunning Grade II Listed home.





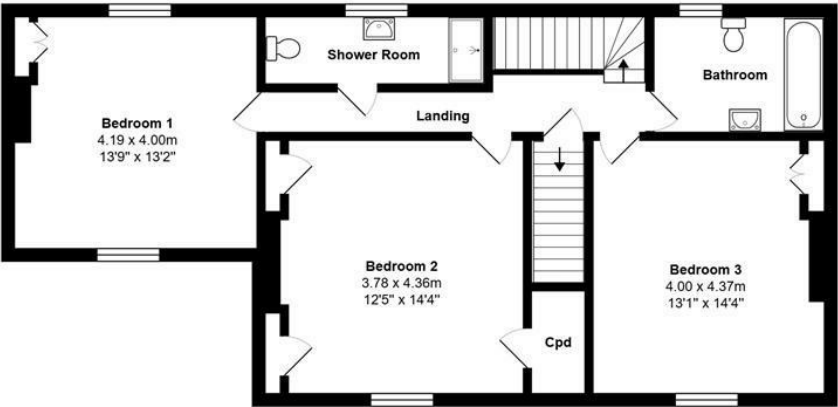
Floorplan



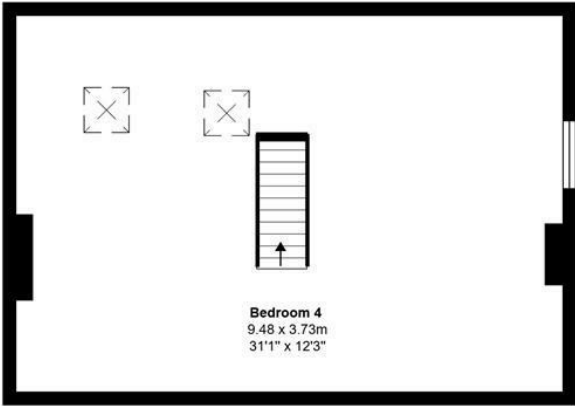
Ground Floor



Outbuildings



First Floor



Second 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 - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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