Davis Lund

Skipton On Swale
Thirsk
North Yorkshire
YO7 4SF

Offers Over £500,000











Accommodation

A substantial detached house, believed to date back to the mid 19th century and revealing an exceptionally spacious and versatile layout, plus a lovely idyllic setting. With four good size reception rooms to the ground floor, the flexible layout is sure to suit a variety of potential purchasers, not least growing families or owners who work from home.

Immaculately presented throughout, the property has been skilfully extended over the years, whilst the house also has the outside space to match, with mature gardens, parking and a large garage with conversion potential, subject to necessary consents. Currently laid out as three bedrooms, the middle bedroom could easily be split to create two rooms and four bedrooms in total, as there previously was.

Located in the picturesque and historic village of Skipton On Swale 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.

On the ground floor there is the entrance hall, with a cloakroom/WC and access to the modern kitchen, fitted with a range of stylish units and some integrated appliances, whilst there is also a handy utility room. The good size dining/family room has stairs leading to the first floor and double doors to the private garden, whilst steps lead down to the cosy snug, with exposed beams and a wood burning stove. A further good size living room again offers double doors to the garden and fitted bookcases, whilst steps lead up and into the fabulous conservatory, with garden access from both sides and proving a lovely relaxing space, especially in the summer months. To the first floor there is a split-level landing with feature beams and storage, along with access to the main bedroom, which comes fitted with an extensive range of wardrobes and generous size ensuite shower room, fitted with a white suite and twin sinks. There are two further bedrooms, one of which was previously two rooms and could easily be reverted, plus the house bathroom, which is part tiled and fitted with a white suite.

Stepping outside, there is block paved driveway access, providing parking and leading to the large garage, with double door access, power and light, plus a separate store room, being sure to suit a number of uses and adding versatility to the outside space. There is an enclosed vegetable and fruit garden beyond, complete with greenhouse. Gated access is available to the lovely mature garden, which comes well established and stocked with a vast array of plants, shrubs and trees, affording a high degree of privacy. A further courtyard provides additional outdoor space, proving a sun trap and a great dining space.

Nestled away in a tranquil setting, the property is ideal for those craving the countryside lifestyle, whilst amenities and transport links, are also readily available.









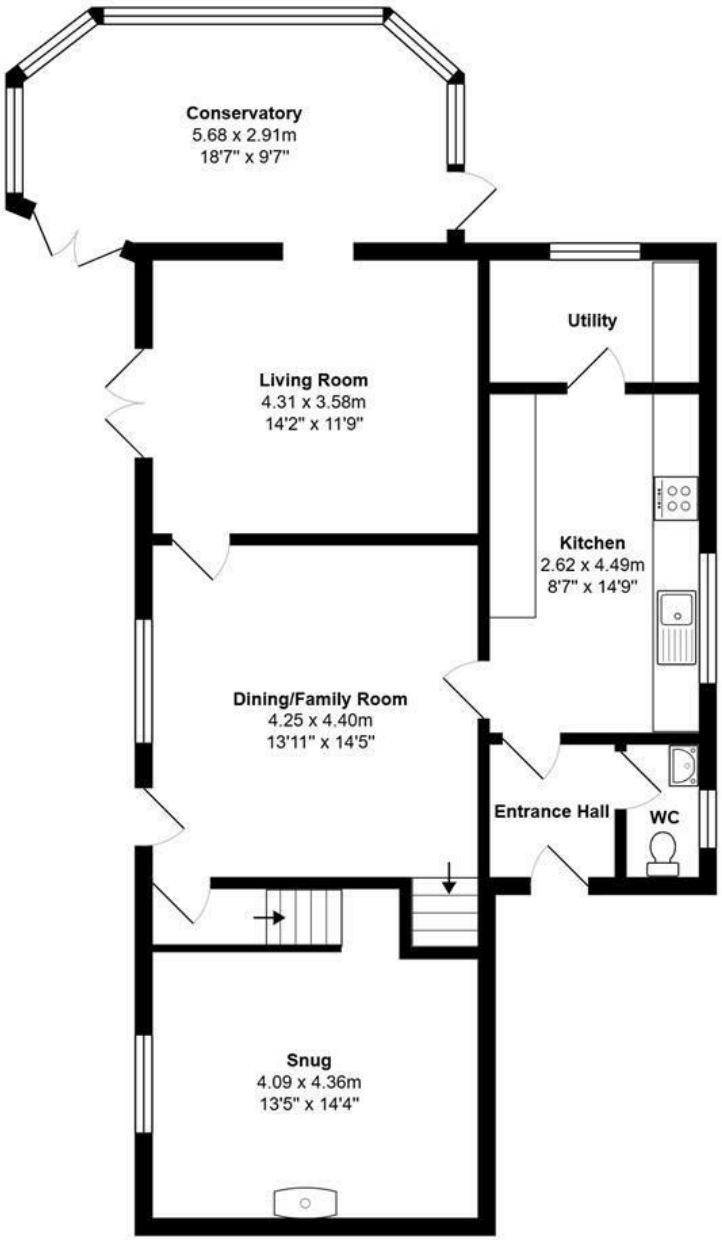




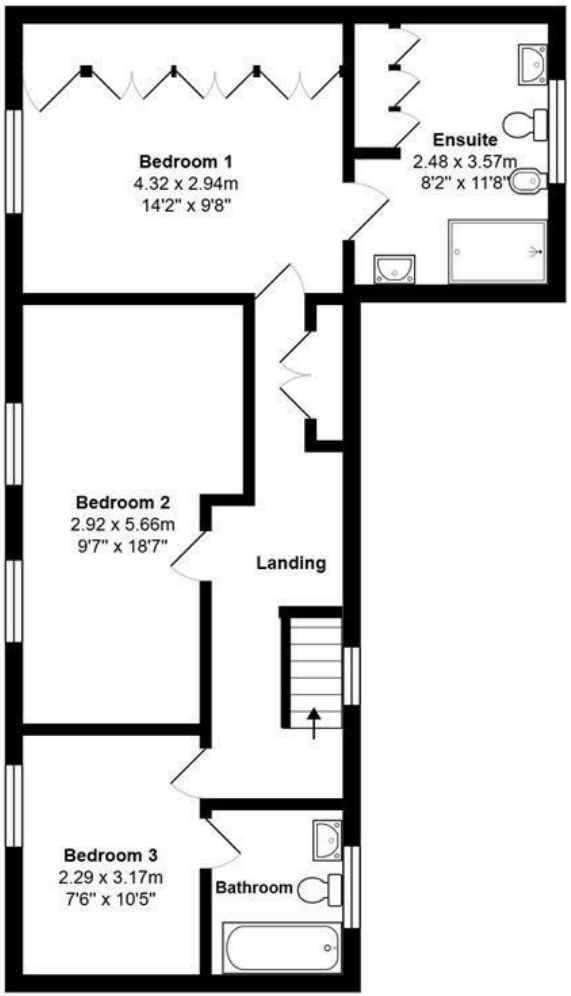




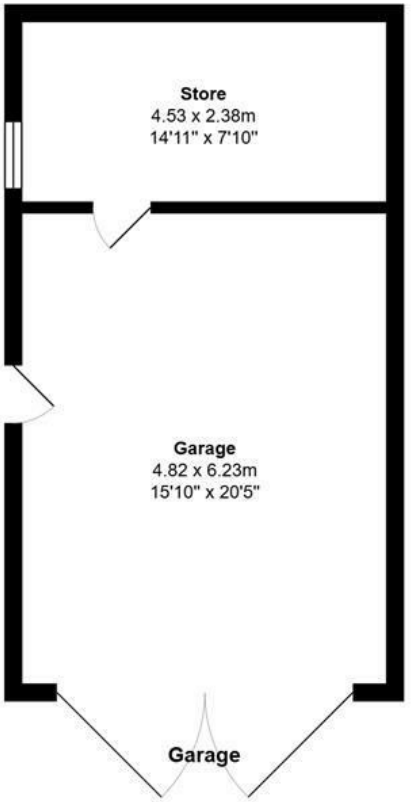
Floorplan



Ground Floor



First Floor



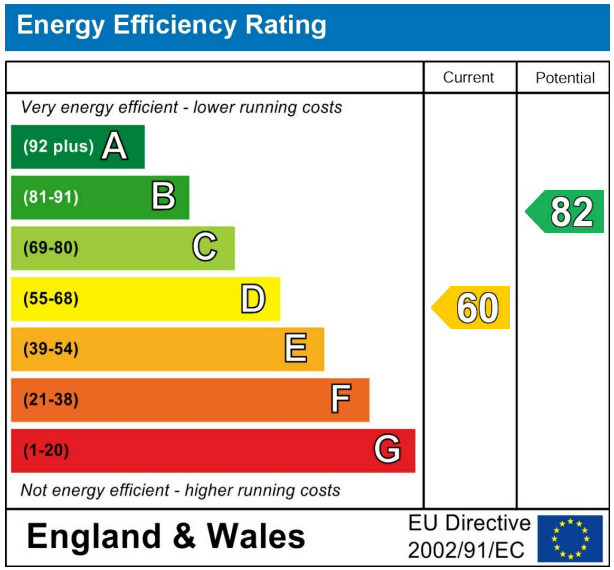


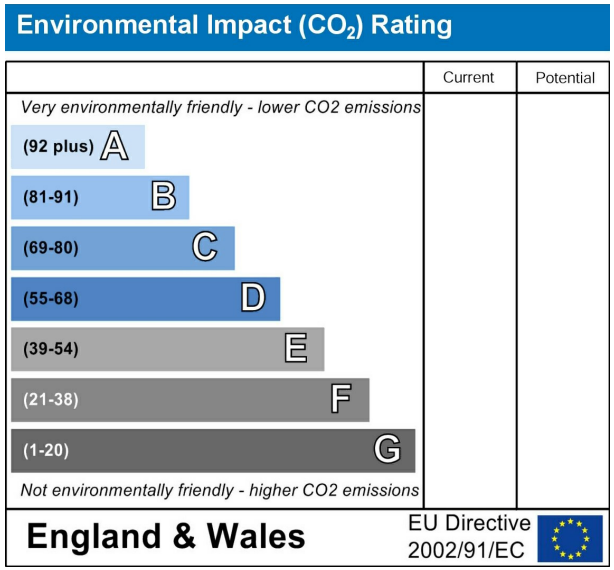






EPC





VIEWING BY APPOINTMENT ONLY - 01845 421010 - 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