





Accommodation

Located in the highly sought after village of Marton Le Moor, dating from 1810 this character property which used to be the village post office/shop and is now a charming characterful property steeped in history but now completely adapted for modern living.

Meticulously renovated in recent years and finished to a very high standard, the light and airy accommodation flows beautifully, whilst the layout is also flexible and sure to suit a range of purchasers. The property also offers a large loft space, which is no doubt ripe for conversion and offers endless possibilities, subject to necessary consents.

The lovely village home is surrounded by well kept gardens, whilst a stunning stone built garden room provides an additional multi-functional space, ideal as a home office, studio or gym, but sure to suit a variety of uses and proving a fantastic addition to this already impressive home.

On the ground floor, the main entrance door leads into an entrance porch and spacious entrance hall beyond, with stairs rising to the first floor and understairs storage, whilst also giving access to the cloakroom/WC and the utility room. The triple aspect main living room is a lovely space, flooded with light and offering a wood burning stove and seamless access to the gardens. The further reception room could be utilised as a dining room or additional living space, whilst the impressive kitchen/diner offers a pitched ceiling and exposed stone feature wall. The kitchen comes fitted to a high standard, with a range of quality units and integrated appliances. Access is available to the garage, which is served by an electric up/over door, whilst a stable door also leads to the garden. To the first floor there is a landing, main bedroom with a fitted cupboard and a well-equipped shower room, two further bedrooms (one with fitted wardrobes) and the again impressive house bathroom, part tiled and fitted with a stylish white suite, including a freestanding bath and separate shower. The property is double glazed and oil central heating is in place.

Stepping outside, a driveway provides vehicle access to the garage and driveway parking for up to three cars. The front garden is beautifully kept and comes stocked with an array of plants and shrubs. Gated access is available to the side and rear gardens, which offer walled boundaries and a high degree of privacy. The low maintenance walled gardens offer a courtyard environment, providing a fantastic space to unwind or entertain, especially as they flow seamlessly to the garden room.

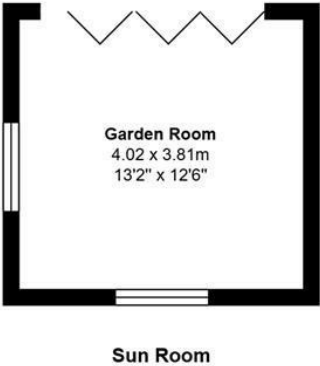
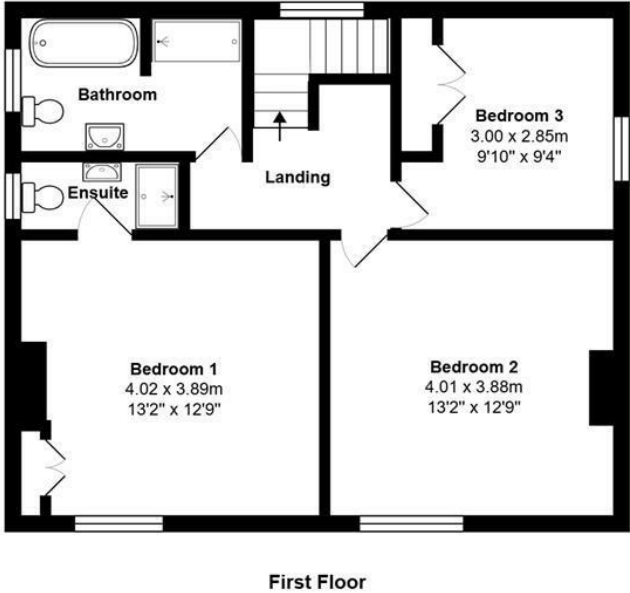
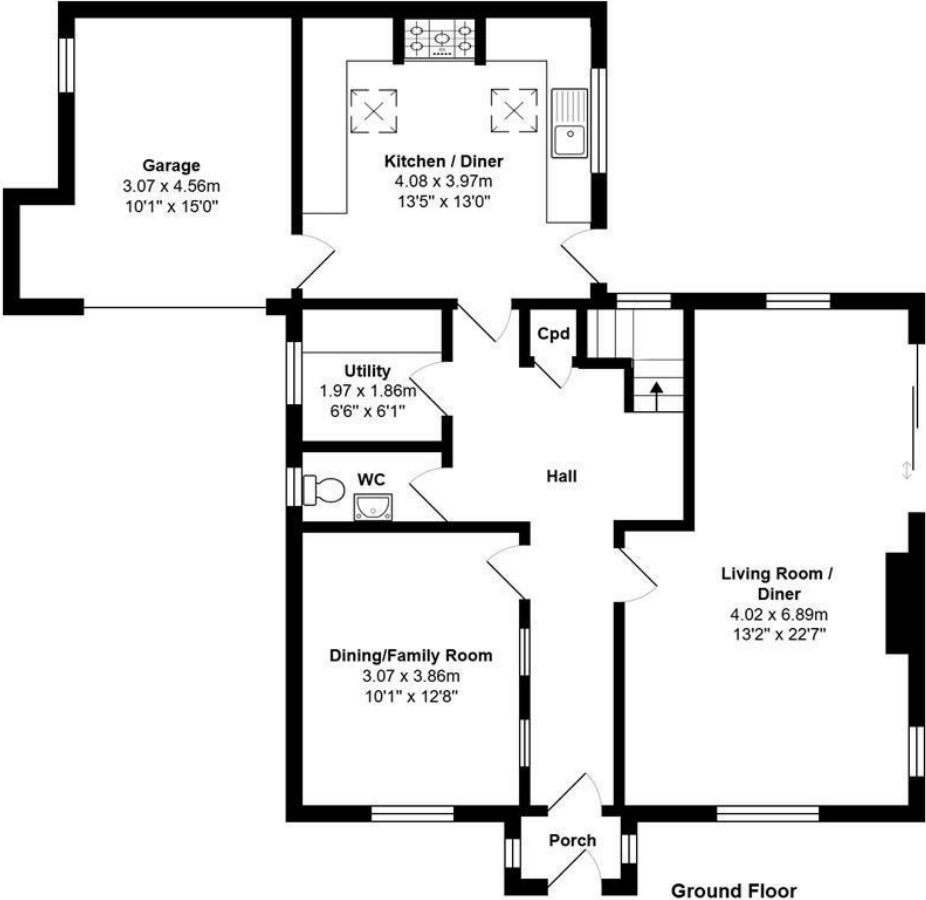
Situated in the highly regarded and picturesque North Yorkshire village of Marton Le Moor, the property offers ease of access to Ripon and Boroughbridge, whilst the location is also ideal for commuters, with the A1M and A19 easily accessible.

Properties of this quality in Marton Le Moor are rare to market and an early viewing is advised on this lovely home, which really does demand an internal inspection.



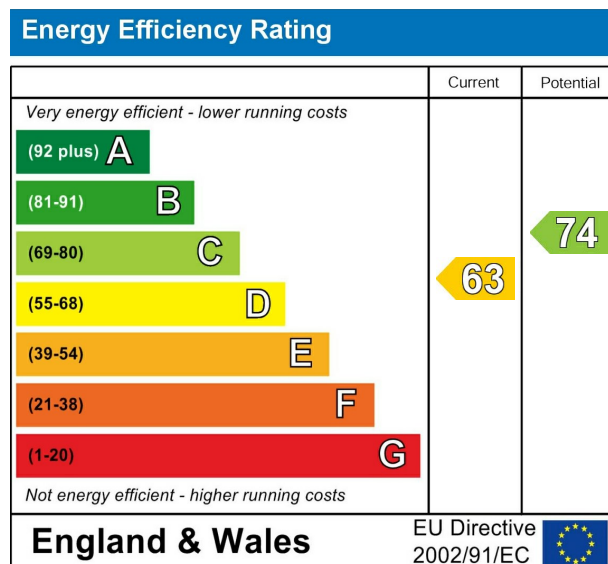


Floorplan





EPC



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