









## **Accommodation**

A quaint and characterful cottage, revealing a surprisingly spacious interior and extensive gardens, extending to approximately 0.2 acres in total and enjoying lovely open views. The property reveals a charming interior, with many period features retained, whilst modern touches like double glazing have been added. Unusually for a property of this type, the cottage also boasts very generous gardens, a large garage and off street parking.

The property has been much improved in recent years, including a new roof and electric heating system, whilst it does still offer the opportunity to modernise in areas.

Located in the small village of Newsham, the cottage occupies a handy location between Northallerton and Thirsk, giving access to an array of amenities. Transport links are also readily available, including the A19 and A1, whilst Thirsk train station is approximately 4 miles away.

On the ground floor the main entrance door leads into the entrance hall, with stairs rising to the first floor. The good size main living room offers a working range, whilst a second generously proportioned reception room comes fitted with a multi-fuel stove. There is an entrance hall to the rear of the cottage, offering a storage cupboard, whilst the kitchen comes fitted with a range of units. To the first floor there is a good size landing with an airing cupboard, three bedrooms (two very generous doubles) and the house bathroom, fitted with a white suite, including a bath with shower over.

Externally there are extensive gardens to the side and rear of the house, being mature and beautifully maintained. To the rear of the cottage there is a low maintenance garden, ideal for dining and entertaining, whilst also offering a handy brick store. Steps lead up to the main garden, which is stocked with a vast array of plants, shrubs and trees. There are a number of water features and several seating areas, making the most of the sun throughout the day. Outside storage is available and a summer house enjoys views over the garden. At the other end of the terrace, driveway access is available to the good size garage, with further attached store/workshop. The garage is fitted with an electric roller door, whilst there is an outside tap and parking space.

Authentic cottages with this much character are rare to market and an internal viewing is essential on this gorgeous period home.



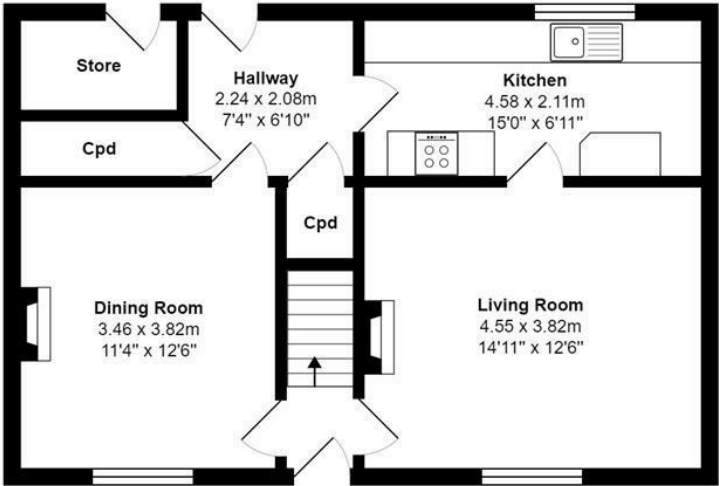




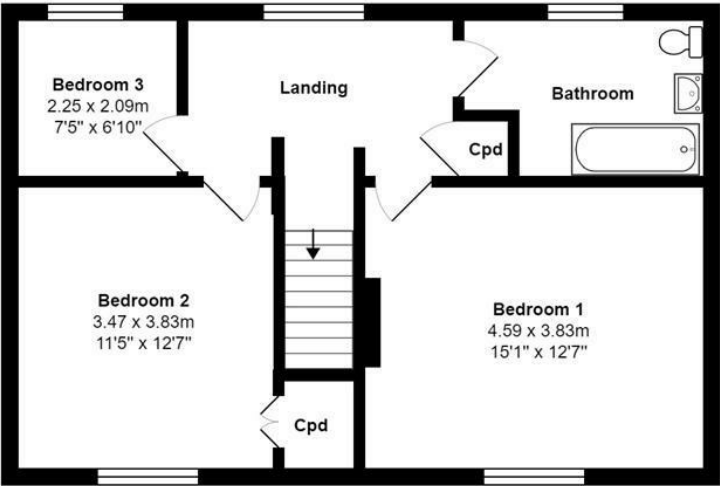




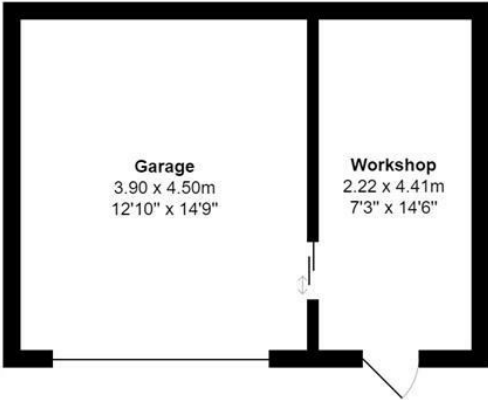
Floorplan



Ground Floor



First Floor



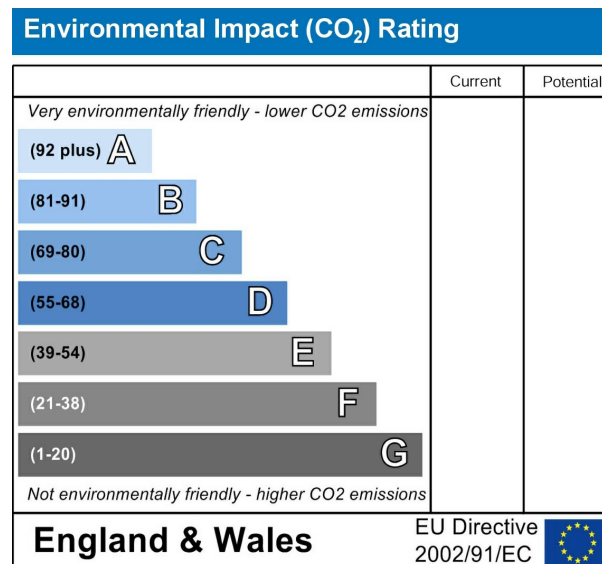
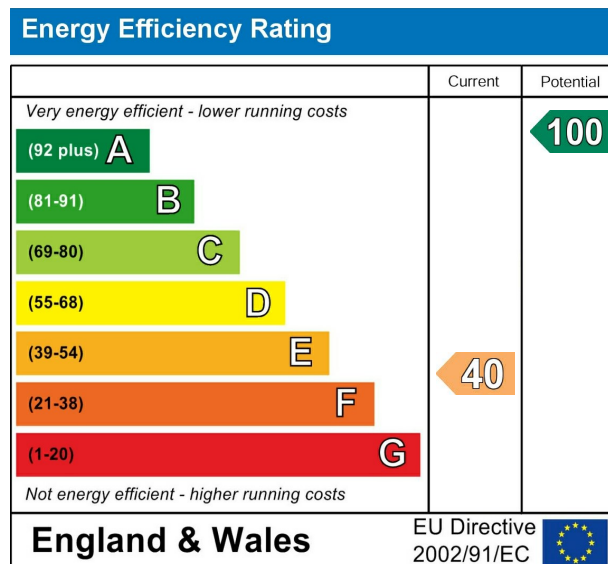
Garage







## EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [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

