







## **Accommodation**

A substantial Grade II listed farmhouse, situated on a generous plot and further benefiting from a detached barn which already has planning permission to convert to a village store, but it is ripe for a number of uses, subject to necessary planning consents.

The main house offers three bedrooms and it has been sympathetically renovated in recent years, retain much character and charm, whilst now providing a comfortable family home.

Situated in the picturesque village of Dishforth. The property offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon and Thirsk. Dishforth itself boasts a number of amenities, including two public houses, a primary school, part time post office, village hall and children's play area.

On the ground floor the main house offers an entrance hall with stairs rising to the first floor and the living room, fitted with a stove. The open plan kitchen/diner/family room with fireplace offers a lovely dining and entertaining area, the kitchen coming fitted with a stylish range of units, incorporating a breakfast bar. A utility/boot room and cloakroom WC complete the downstairs layout, with access to the rear garden. To the first floor there is a landing, three bedrooms (two generous doubles) and house bathroom, fully tiled and stylishly fitted with twin sinks, a freestanding bath and large walk in shower. Further attic space is accessed from a staircase off the main bedroom and offers conversion potential, once again subject to planning consents.

Externally there are extensive enclosed lawned gardens, affording a good degree of privacy and attracting a lot of sunshine throughout the day. A patio with firepit also makes a great entertainment area. brick built outbuildings and parking for numerous vehicles.

The detached barn currently offers fantastic storage/workshop space and planning permission has already been passed, to utilise this area as a village shop. The space would however suit a number of uses and potential purchasers are advised to speak to the local authority regarding the suitability of the barn.

Offered for sale with no onward chain, an early viewing is advised on this fantastic village home.



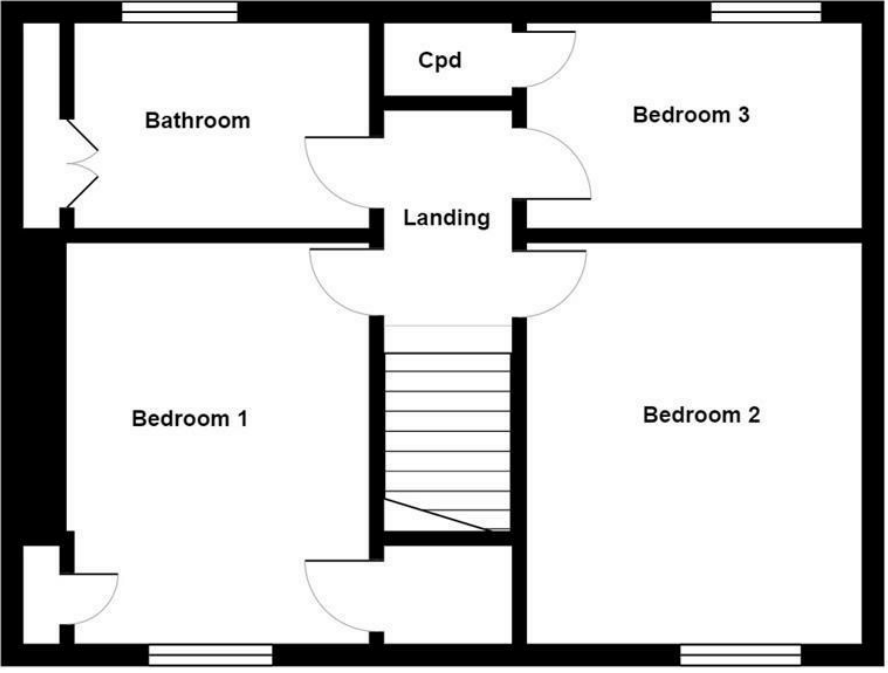
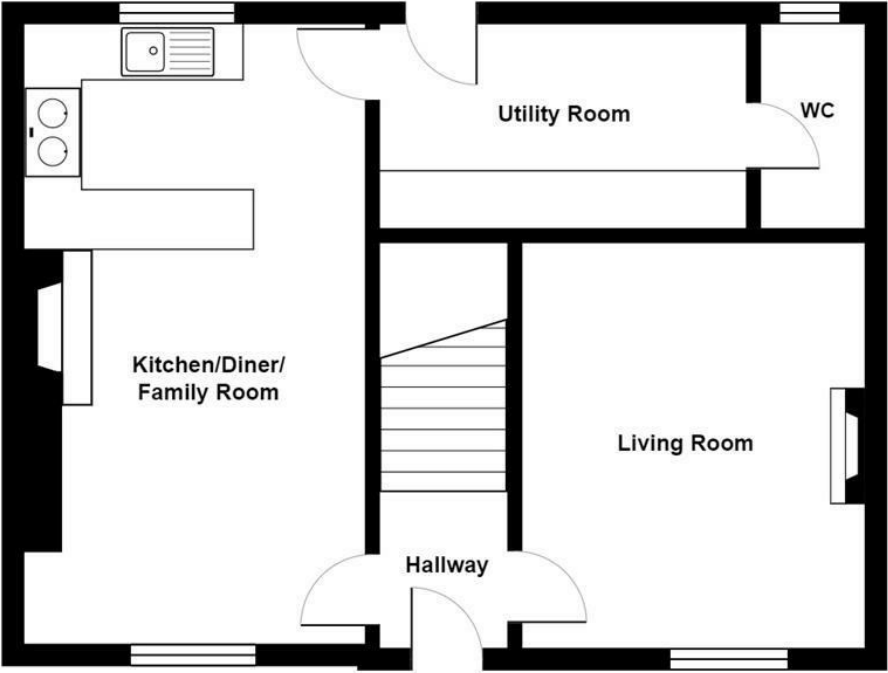








Floorplan









## EPC

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

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

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.

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