





Accommodation

A charming and beautifully presented three bedroom cottage, revealing a deceptively spacious interior and occupying a picturesque setting, located in the quaint and highly sought after village of Bishop Monkton. Dating back to 1860, this beautiful home has retained much of its history, refurbished in recent years, whilst care has been taken to retain the properties charm and lovely character features.

Enjoying an idyllic location in the ever popular village of Bishop Monkton, the cottage enjoys views over the beck, whilst also being ideally placed between Ripon and Harrogate. The village itself offers a range of amenities, including a public house, primary school and church, whilst also offering a great community spirit.

On the ground floor the main entrance door reveals a tiled entrance hall, with stairs rising to the first floor and a cloakroom/WC. The living room is located to the front of the house, with a wooden floor and open fireplace. There is further multi-functional reception room, fitted with a tiled floor and open fire, plus the stylish fitted kitchen beyond, with access to the garden. The kitchen comes fitted with a range of quality units, whilst the understairs utility room completes the downstairs layout, also housing the gas central heating boiler. To the first floor there is a landing with further staircase leading to the top floor, a good size main bedroom with two windows offering a lovely outlook over the beck, a further bedroom and the part tiled house bathroom, fitted with a white suite, including a bath with shower over. On the top floor there is a further generous double bedroom, offering an abundance of fitted storage and flooded with light through skylights. The property is partially double-glazed and it also offers gas central heating.

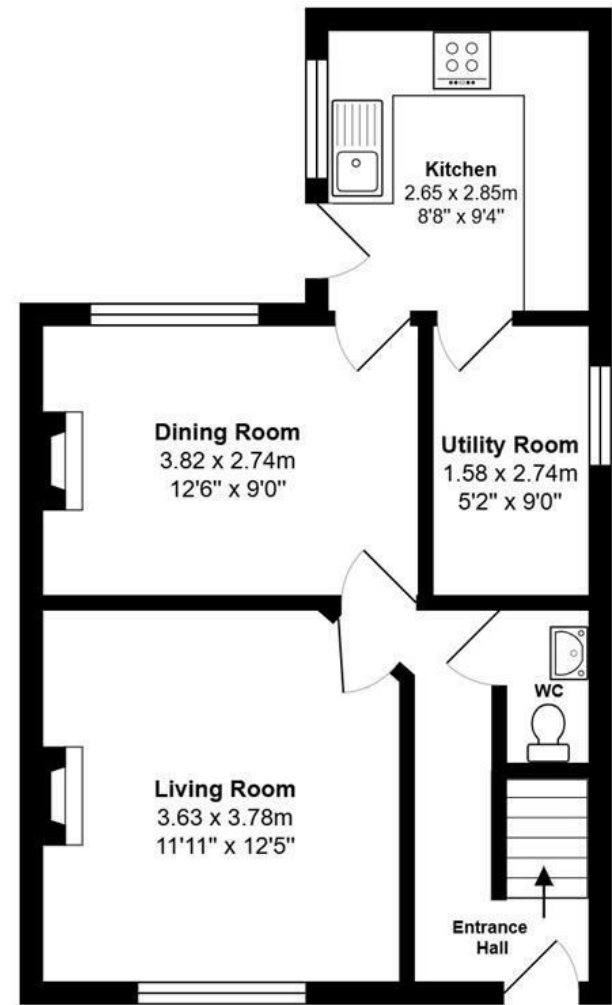
Externally, the front of the property is mostly laid to lawn with steps and a paved pathway leading to the front door, whilst there are also mature flowerbeds. Gated access is available to the side of the cottage, leading to an idyllic enclosed rear garden, with an extensive lawned area, mature borders and a good size patio with summer house. perfect for outdoor living and entertaining.

This delightful cottage is sure to be of interest to those looking for a turn key character cottage, whilst it would also no doubt make a popular holiday let or second home, with its picture postcard setting.

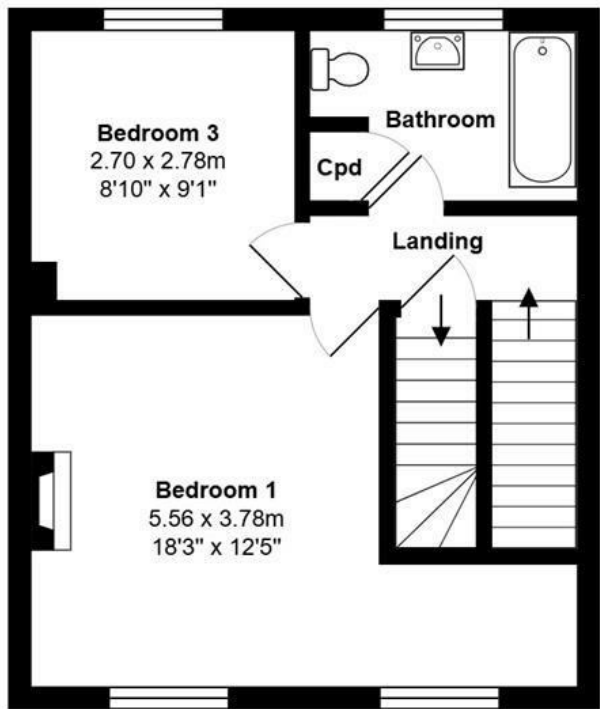




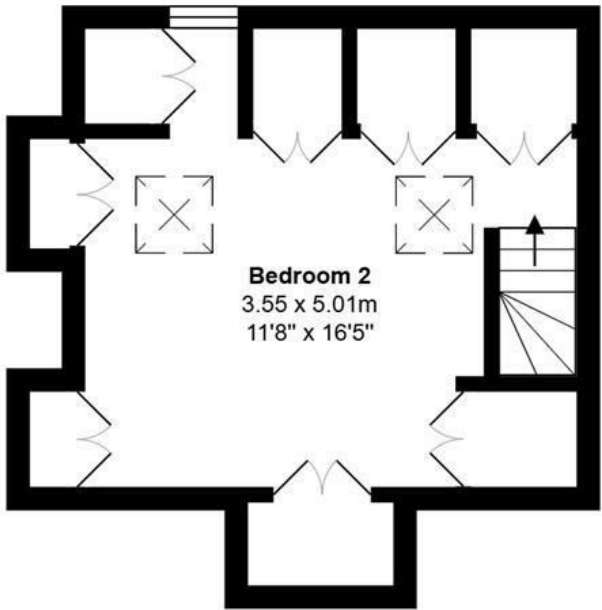
Floorplan



Ground Floor



First Floor

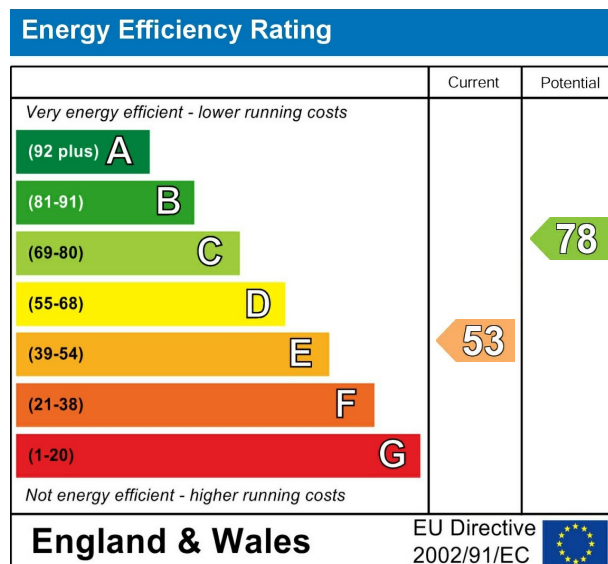


Second Floor





EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - 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

