





## **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.

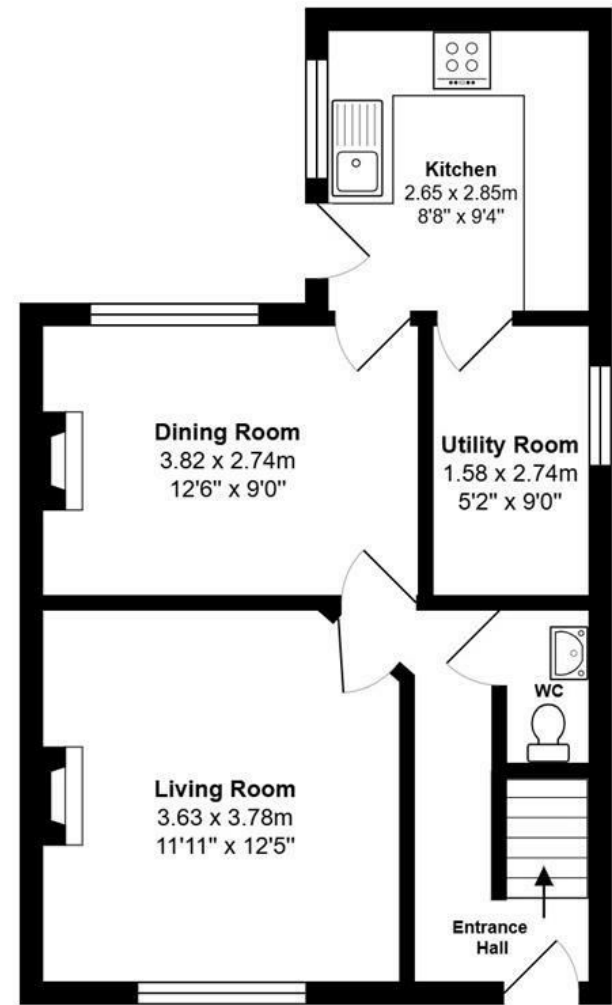
Externally, the front of the property is mostly laid to lawn with steps and a paved pathway leading to the front door, whilst there are also mature flowerbeds. Gated access is available to the side of the cottage, leading to an idyllic enclosed rear garden, with an extensive lawned area, mature borders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

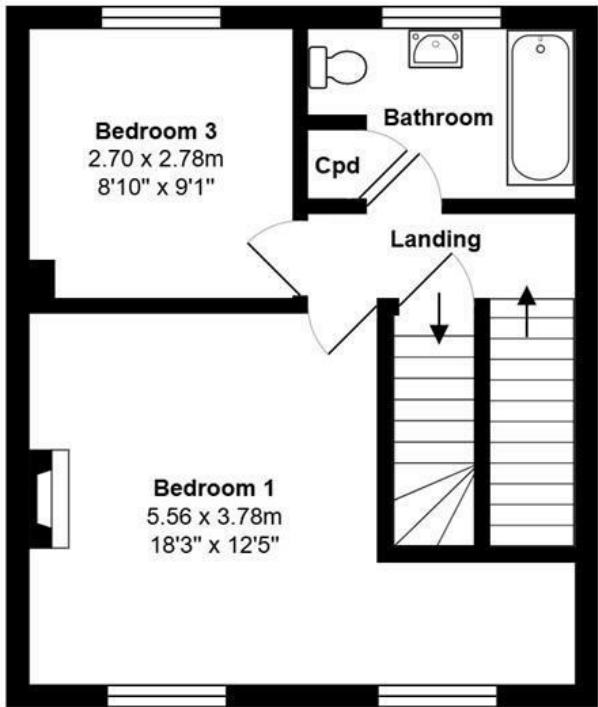




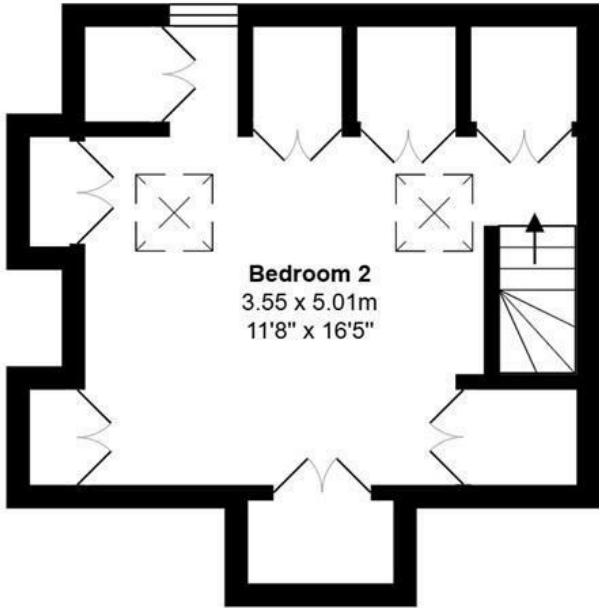
Floorplan



Ground Floor



First Floor

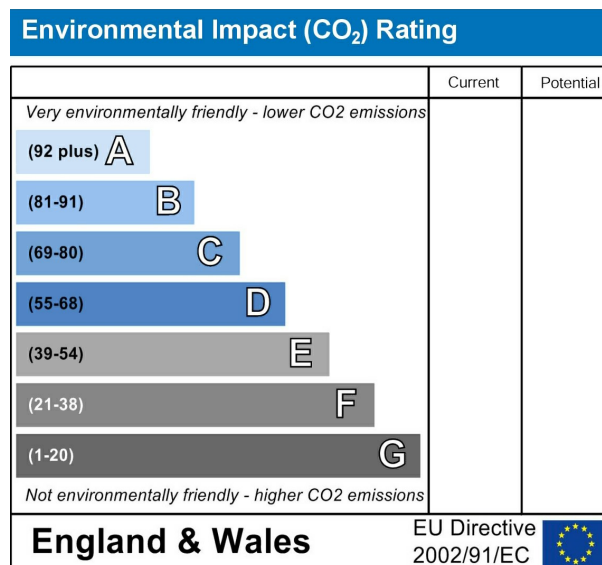
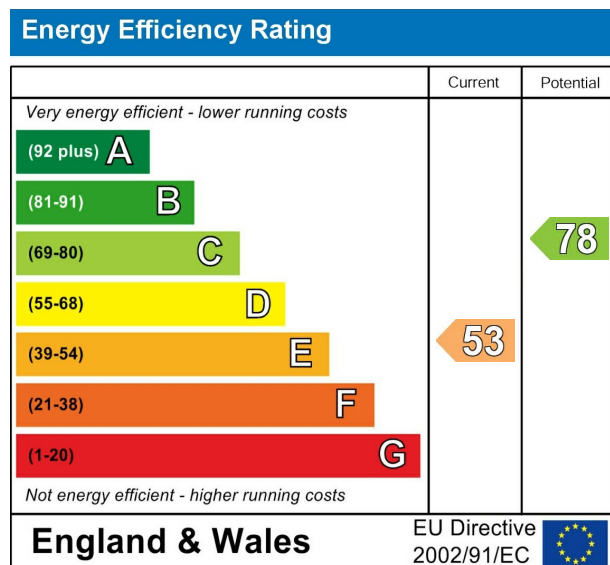


Second Floor





## EPC



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