





Accommodation

A substantial Grade II Listed detached village residence, revealing spacious and flexible accommodation which is full of character. Set on a fantastic plot and offering extensive gardens and storage facilities, the property is finished to high standard throughout. The house boasts four large bedrooms to the first floor, whilst with a downstairs bathroom, the multi-functional room next to the bathroom could be utilised as a downstairs bedroom, should the new owners wish or require ground floor accommodation for a relative.

On the ground floor there is a grand entrance hall with stairs to the first floor, double aspect living room with fireplace, snug/study with double doors to the garden, breakfast kitchen fitted with a range of quality units and tiled floor, dining room with fireplace, family/games room again with a large feature fireplace and vaulted ceiling, recently refitted ground floor bathroom, side entrance porch and a store room. Steps lead down to a handy cellar, whilst the first floor offers a main bedroom with dressing area and modern ensuite, three further double bedrooms and a stylish house bathroom, again recently refitted and offering a freestanding bath and large walk in shower. A substantial loft to the upper floor provides storage, whilst this area could no doubt be converted for extra living space, subject to permission. The property also benefits from gas central heating.

Externally there is driveway parking for several vehicles and a large stone built car port. There are substantial established gardens to the side and rear of the property, with the sizeable plot extending to approximately a third of an acre in total. The gardens are predominantly laid to lawn, with well stocked borders and a number of seating options, to enjoy the sun throughout the day. There are two large outbuildings, providing additional storage and being ripe for conversion, subject to necessary consents.

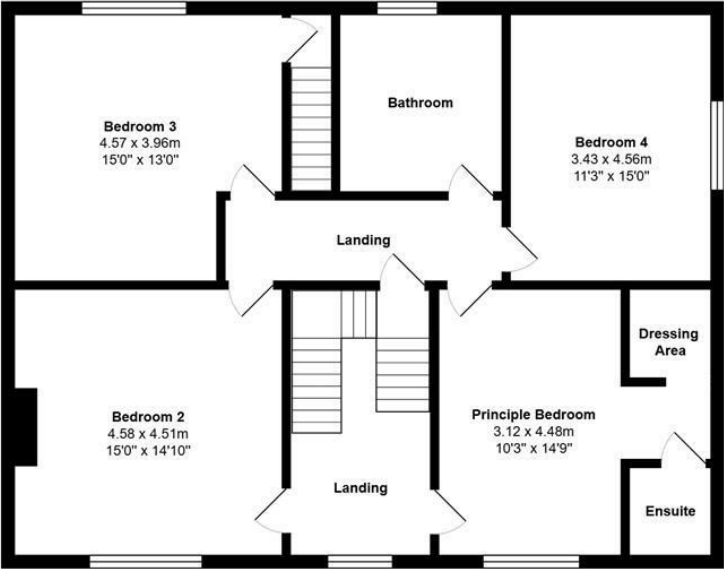
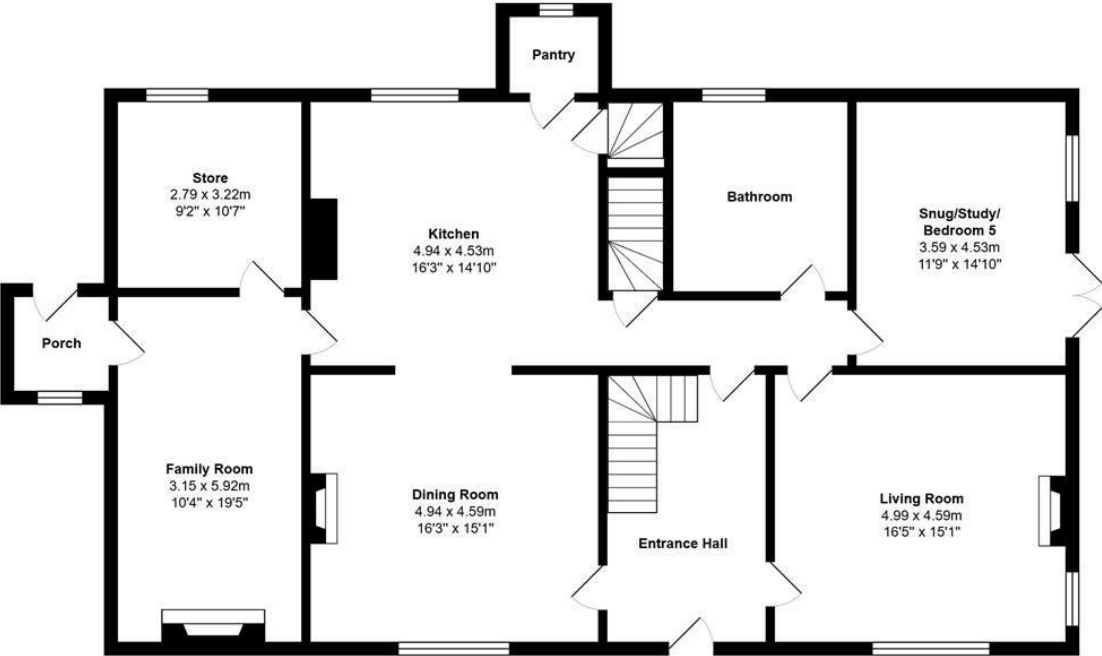
The house offers ease of access to local transport links, including the A1(M) and A19, whilst also being a short drive from Ripon. Dishforth itself boasts a number of amenities, including a public house, primary school, part time post office, village hall and children's play area.

This beautiful home is sure to appeal to a range of potential purchasers and an early viewing is advised.



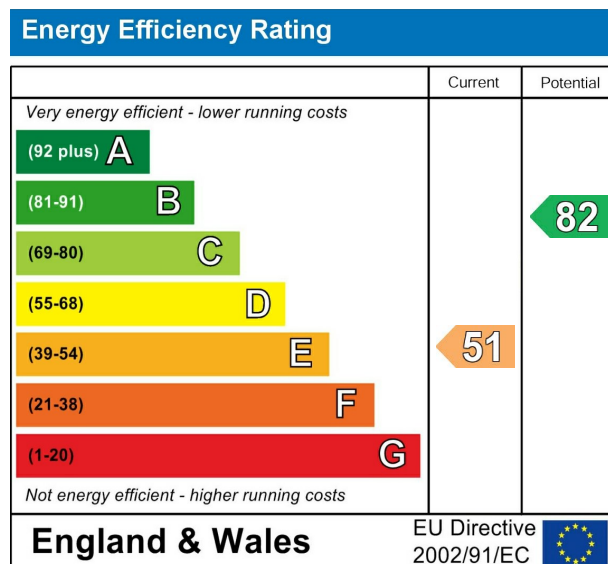


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - 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.

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