

Davis
Lund

Sharow
Ripon
North Yorkshire
HG4 5BG
Guide Price £650,000





Accommodation - A substantial semi-detached house, offering a fabulous secluded setting, backing onto open countryside and enjoying extensive, well kept gardens. The property is located to the edge of the sought after village of Sharow, tucked away down a tree lined driveway, which services just a handful of properties and makes for a lovely approach.

The house reveals a well maintained and much loved interior, with a flexible layout and three reception rooms, which only adds to the versatility. Already extended and offering approximately 1800 square foot of accommodation, there is undoubtedly the scope to further extend or incorporate an annexe, all subject to necessary consents.

Additional land was purchased by the current owners, adding further parking and also enhancing the already impressive gardens. The position makes for a lovely tranquil setting, backing onto trees and open fields, being ideal for purchasers who enjoy an outside lifestyle and value privacy.

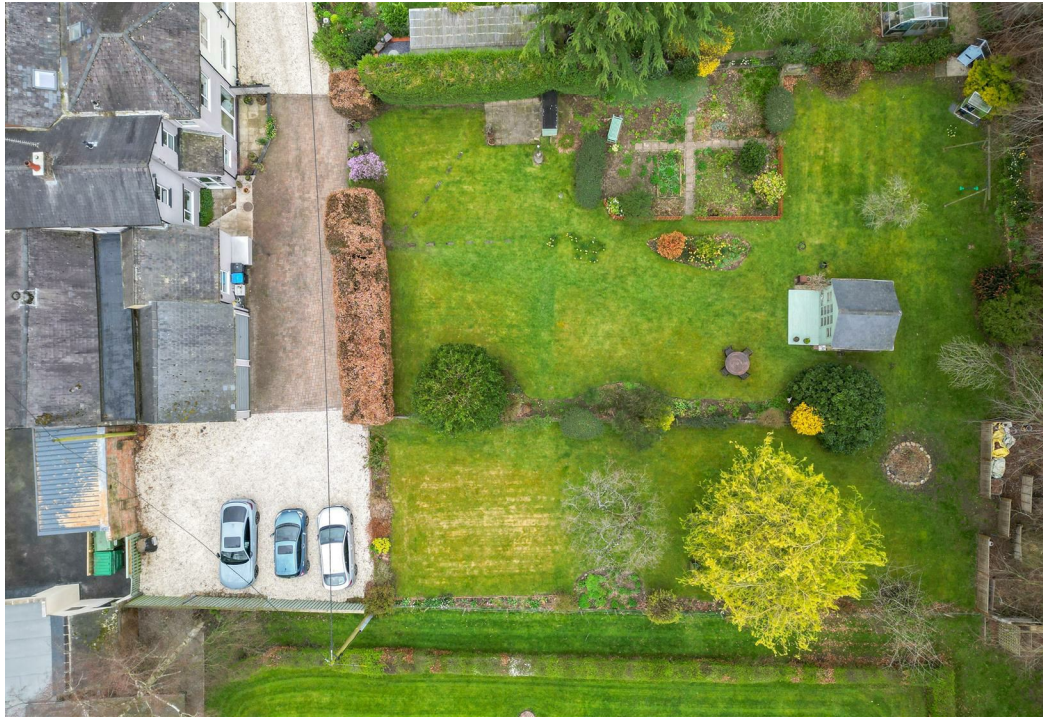
The main entrance door leads into an entrance porch and spacious kitchen/diner beyond, the kitchen coming fitted with an extensive range of units. There is a large living room with access to the gardens, inner hallway and utility/shower room to the front of the house, whilst there are two further reception rooms (one with an open fire) and a small hallway with stairs rising to the first floor, to the rear. To the first floor there is a spacious landing with loft access, four good size bedrooms, three having fitted storage and one having a WC. The house bathroom completes the first floor layout, coming fitted with both a bath and separate shower, being one of three first floor rooms, which enjoy lovely views over the gardens and beyond. The house is fully double glazed and it also benefits from gas central heating.

Externally lane access leads to the block paved driveway and gravelled parking area for several vehicles beyond, whilst double door access is also available to the large attached garage. There are extensive lawned gardens, attracting lots of sunshine throughout the day and being well stocked with a vast array of plants, shrubs and trees. This helps to aid a tranquil setting, whilst a summer house has been added, to make the most of the outside space.

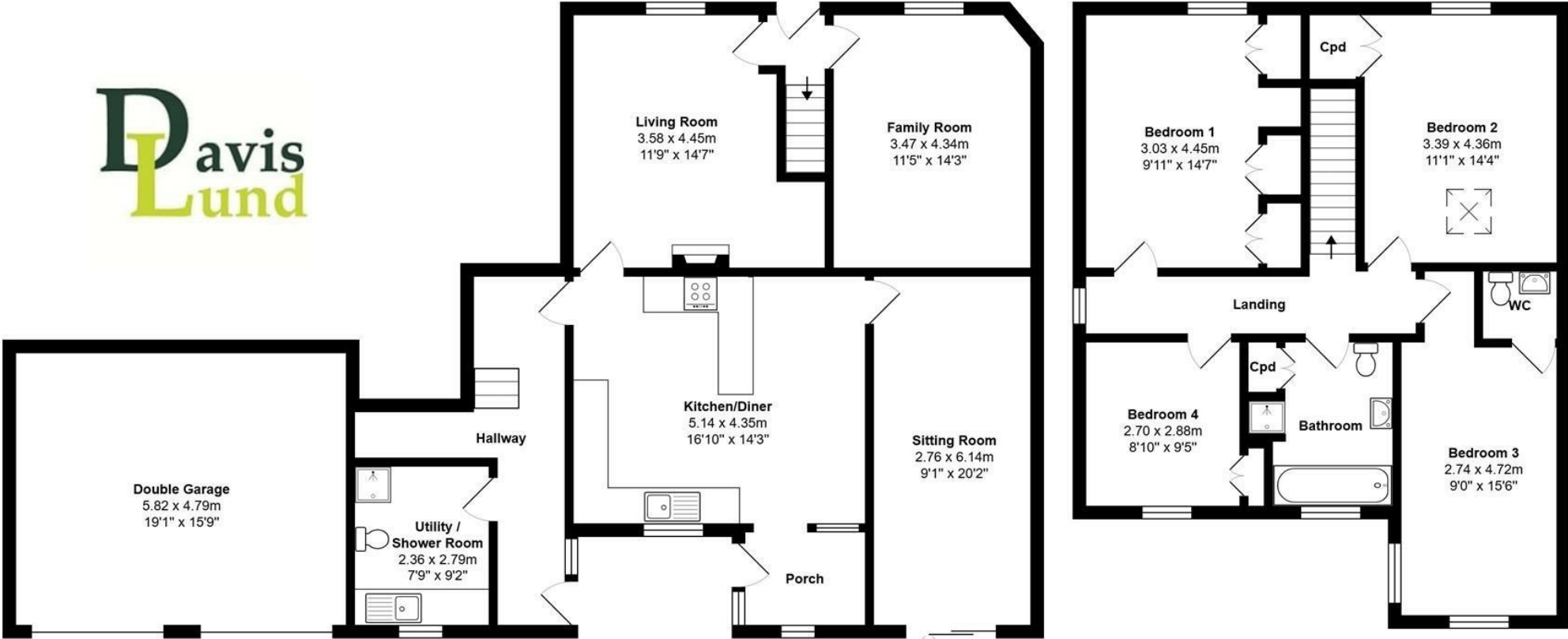
The house is located in the highly desirable village of Sharow, approximately 1 mile from Ripon and ideally placed for access to schools and amenities, whilst transport links including the A19 and A1 are readily available. Sharow itself offers a church, playground, primary school and village hall, plus a great community spirit.

An early viewing is advised on this fantastic home, a real rarity to the market and sure to attract a lot of interest from a range of purchasers, especially those looking for something a little different in such a fantastic setting.



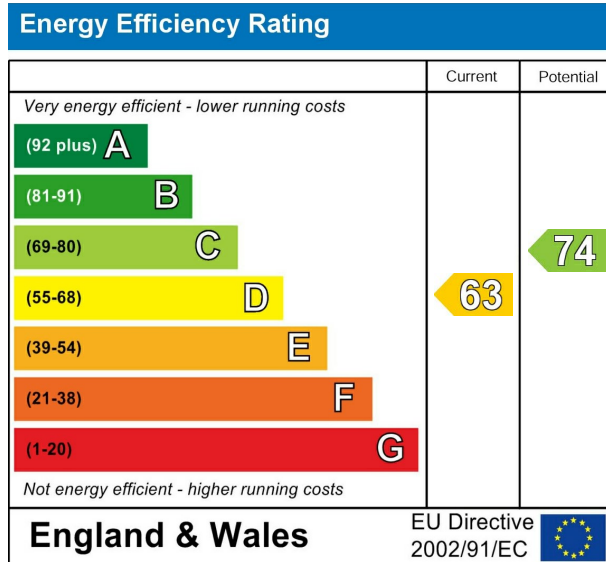


Floorplan





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.

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