





Accommodation

A neatly presented three bedroom dormer bungalow, occupying a prime position, set back from the road and set on the edge of open countryside, whilst also enjoying lovely views. With spacious and versatile accommodation, extensive outbuildings and generous driveway parking, the property is sure to appeal to a variety of purchasers.

With spacious accommodation, the property offers the scope to reconfigure the layout and extend, should the new owner(s) wish to do so, whilst meeting planning requirements. The loft has been unofficially converted, offering two attic spaces, which add further versatility and are sure to suit a variety of uses. The substantial outbuildings also offer the opportunity to convert into further accommodation, subject to necessary consents.

On entering the property, there is a welcoming hallway with stairs rising to the loft space and a storage cupboard. The triple aspect living room is spacious and airy, with picturesque countryside views and a feature fireplace. The kitchen/diner is fitted with a range of units and some appliances, whilst there is ample space for a dining table, garden access and internal access to the outbuildings. There are two spacious double bedrooms, and a further well-proportioned single bedroom, plus the family bathroom, which is part tiled and fitted with a white suite, including a bath with shower over. A versatile inner hallway/study area completes the downstairs layout. Upstairs, there is a landing with a cupboard providing handy storage, plus two spacious attic spaces, which are sure to suit a variety of uses. The property benefits from oil central heating, solar panels and double glazing throughout.

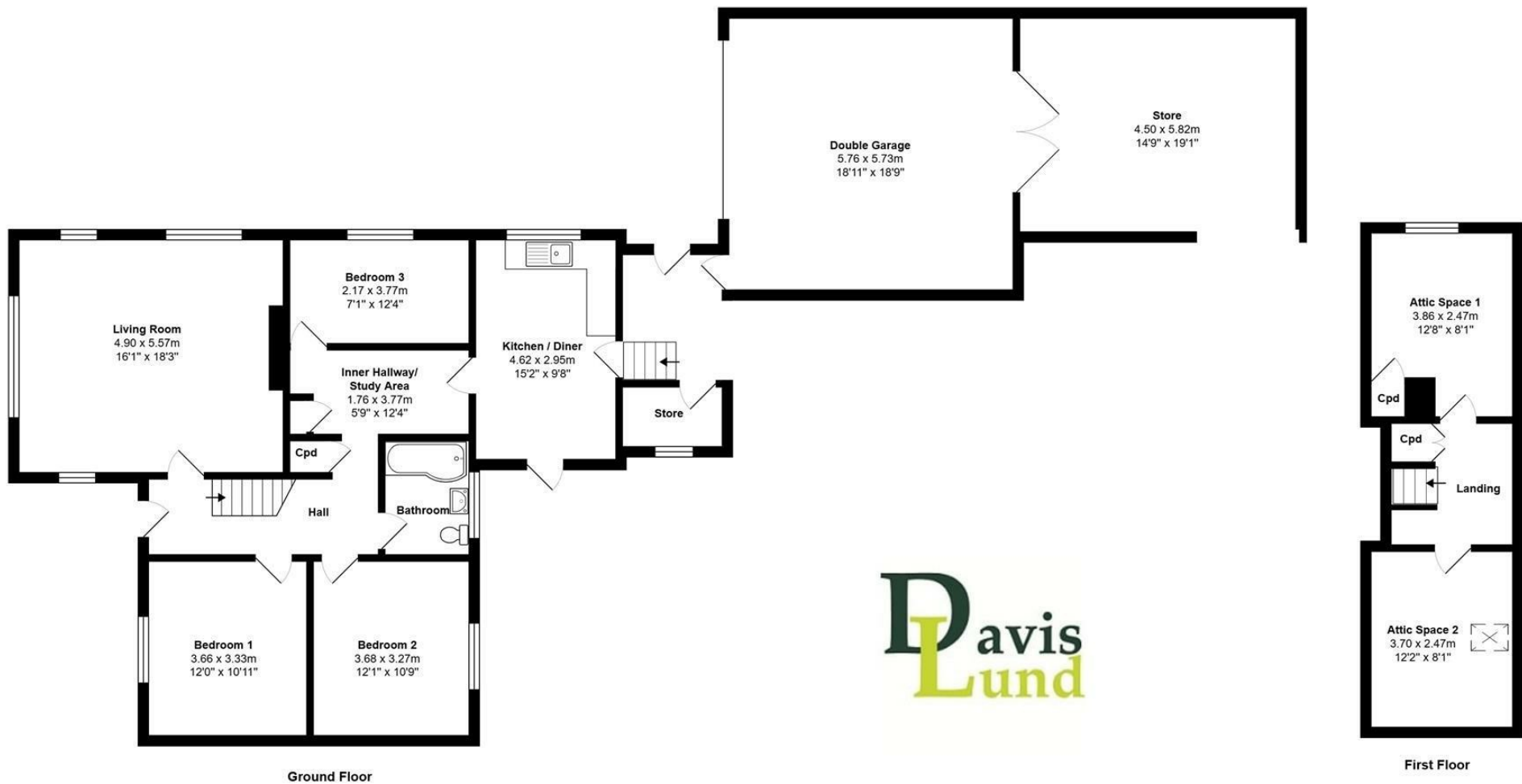
Externally, there is a tarmac driveway providing parking for multiple vehicles and access to the double garage, with half bi-folding door and further loft storage. From the garage, there is a generous store providing ample outdoor storage and ideal for a number of uses. The rear garden is mostly laid to lawn, with hedged and fenced borders offering a good degree of privacy, ideal for families with children or pets. There is also a raised patio entertainment area, a perfect space for outdoor dining and entertaining and a brick built store.

On a generous plot with idyllic views, properties of this size and finish are rare to market at this price point and an early viewing is advised on this spacious and neatly presented family home.



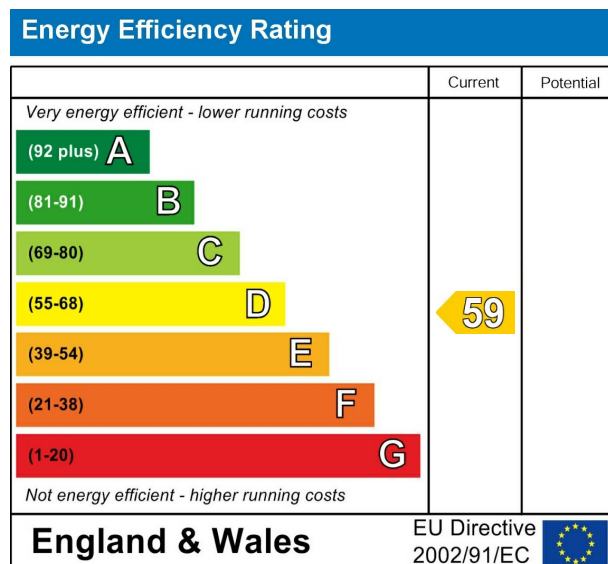


Floorplan





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.

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

