





## Accommodation

A beautifully presented and utterly charming four bedroom period townhouse, revealing skilfully extended accommodation and being situated in the highly desirable and peaceful village of Copt Hewick. The property offers freshly decorated and spacious accommodation arranged over three floors, along with an idyllic setting and countryside views, so it is sure to appeal to a variety of purchasers, not least growing families.

The popular village of Copt Hewick is located approximately three miles from Ripon, so an array of supermarkets, amenities and access to local schools (including the renowned Ripon Grammar School) are readily available. The property is also ideally placed for commuters, with ease of access to both the A1 and A19. Copt Hewick itself is a quiet village with a strong community spirit, whilst there are lovely countryside walks available on the doorstep, ideal for dog owners.

On entering the property, there is a sizeable living room with a large bay window giving an airy feel, cosy fireplace with open fire and stairs rising to the first floor. From the living room, there is a spacious dining room, again with a fireplace and open fire, plus an understairs cupboard providing handy storage. The dining room flows open plan into the kitchen area, which is fitted with a range of stylish modern units and appliances, including a ceramic hob, oven and integrated microwave, whilst double doors allow rear garden access and skylights flood the room with natural light. A utility room and WC add to the convenience and complete the downstairs layout. Upstairs, there is a landing with stairs rising to the second floor, a generous main bedroom, a further well-proportioned single bedroom and the part tiled bathroom, which is fitted with a white suite, including a bath with shower over. The second floor offers two further bedrooms, one with a storage cupboard, plus an additional bathroom, which is again fitted with a white suite, including a bath with shower over. The property also benefits from oil central heating.

Externally, the front garden has fenced boundaries, with gated access, mature hedging and a pathway leading to the main entrance door. To the rear, there is a small courtyard area with a brick built storage shed and a shared pathway leading to the garden. Enjoying a lovely rural outlook, the rear garden is a real delight, with hedge borders offering a high degree of privacy. The garden offers multiple seating areas, great for outdoor living and entertaining, whilst there are extensive and mature flowerbeds, with colourful blooms adding to the charm. To the bottom of the garden, there is a greenhouse and storage shed, ideal for avid gardeners. Street parking is available to the front of the property, whilst there is also a village car park close by.

With a lovely rural outlook and generous size accommodation for this price bracket, an early viewing is advised on this beautiful and characterful home







Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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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