





Accommodation

An utterly charming and immaculately presented three bedroom detached home, located in the idyllic village of Markington and revealing a versatile interior, with four reception rooms. The cottage has been much improved in recent years, now revealing a stylish interior, which has been finished to a very high standard throughout. With spacious accommodation extending to approximately 1600 square feet, an idyllic location, beautifully kept gardens and a large double garage, the property is sure to appeal to a range of potential purchasers.

Situated in the ever popular and picturesque village of Markington, the property is ideally placed for access to both Ripon and Harrogate, whilst the open countryside is available on the doorstep.

On entering the property, there is an entrance hall with stairs rising to the first floor, WC and two cupboards providing handy storage. From the entrance hall, there is the light and airy kitchen/diner/family room with tiled flooring, wooden beams and cosy log burner. With open plan accommodation, the property is ideal for family life, whilst providing great versatility with two further reception rooms, sure to suit a variety of uses. From the living area and enjoying a lovely outlook over the gardens, there is a sunroom, with a matching tiled floor and bifold doors allowing garden access. The kitchen is fitted with a range of modern units and appliances, including a ceramic hob, oven, extractor fan and dishwasher. An island/breakfast bar is also incorporated, perfect for informal dining and providing further storage. A utility/boot room adds to the convenience, and is again finished to a high standard, with garden access, pantry cupboard, fitted units and stainless steel sink. There is a further reception room, sure to suit a variety of uses, such as a dining room, playroom, study or further living area. Rising to the first floor, there is a landing with velux windows giving an airy feel, main bedroom with a stylish ensuite shower room, a further double bedroom with a door leading to a flat roof, which could be converted into a lovely balcony space, a well-proportioned single bedroom and the family bathroom, which is part-tiled and fitted with a white suite, including a bath with glazed screen and shower over. The property is double glazed throughout and benefits from underfloor heating via an air source heat pump.

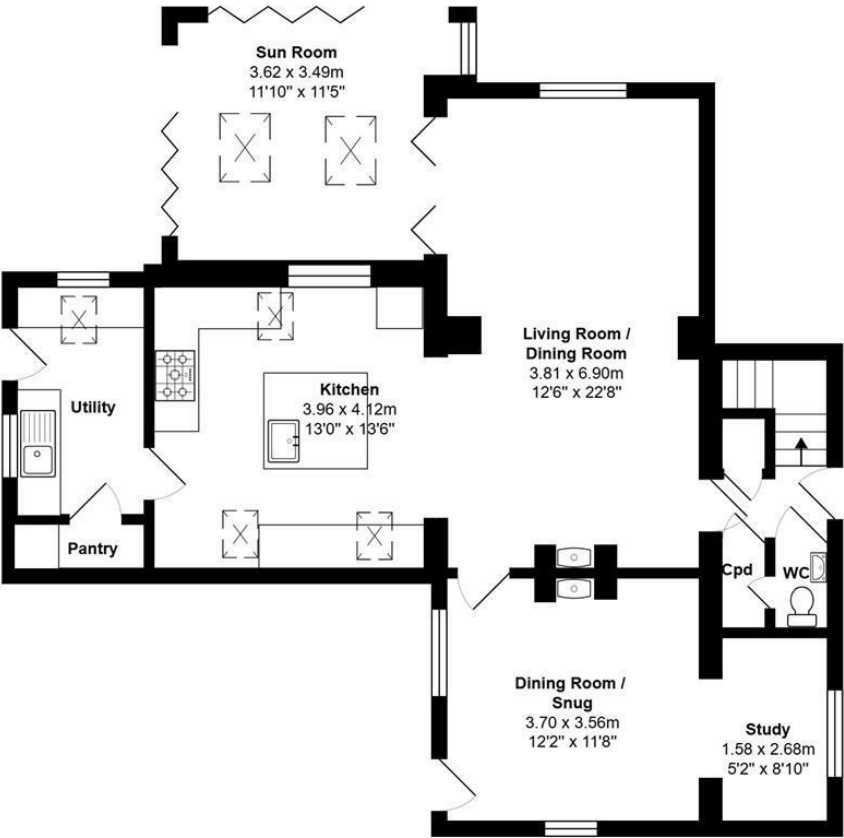
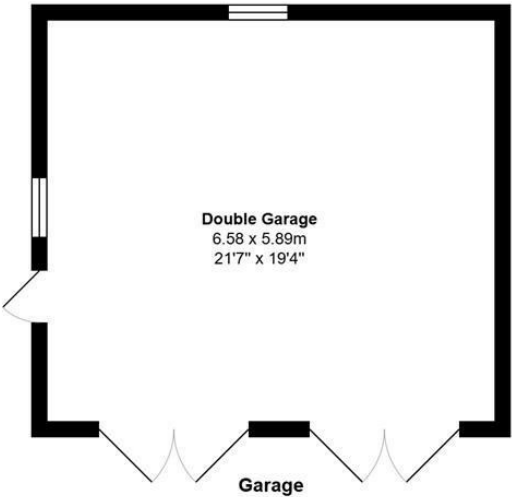
Externally, the property benefits from a gated gravel driveway providing parking for multiple vehicles and access to the double garage, with two sets of double entrance doors, power, lighting and water pipes. The garage undoubtedly offers great conversion potential, subject to the necessary consents. The garden is a great size, mostly lawned with hedged borders, offering a great degree of privacy and a lovely outlook. To the bottom of the garden, there are raised flowerbeds and a large greenhouse, perfect for avid gardeners, whilst a patio entertainment area provides a great space for outdoor living and dining.

Properties of this quality and finish are rare to market, especially in such a sought after area, so an early viewing is advised to appreciate the location and luxury accommodation on offer.

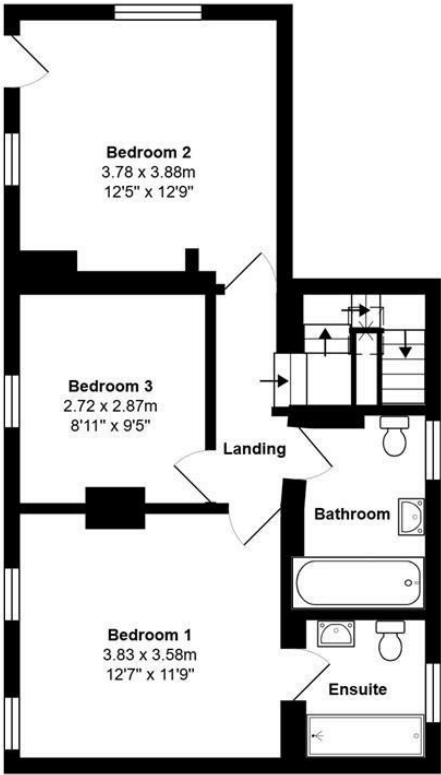




Floorplan



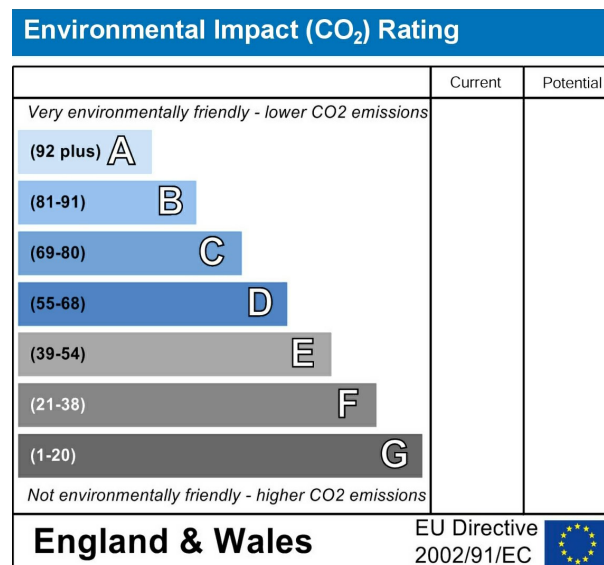
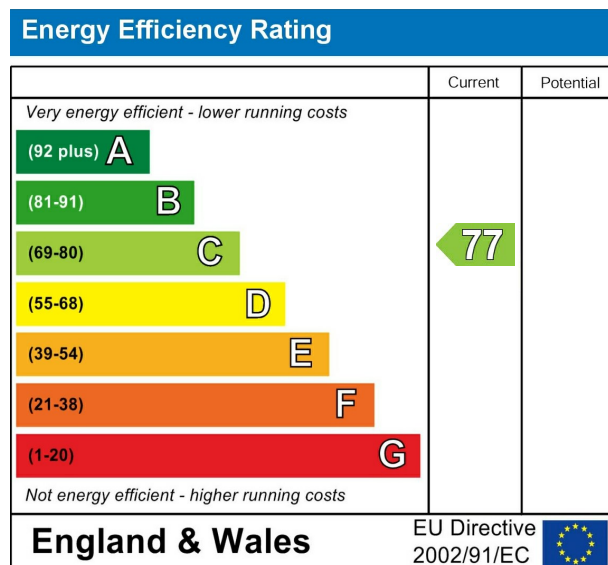
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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