Davis Lund

Gewelthorpe
Ripon
North Yorkshire
HG4 3BT

Guide Price £415,000

Accommodation

An immaculately presented and utterly charming three-bedroom cottage, located in the highly sought after and friendly village of Grewelthorpe. This stunning property is sure to appeal to a variety of purchasers, not least families or those seeking a peaceful village life.

The property has been much improved by the current owner, having undergone extensive works both internally and externally, including a new log burner and restoration of the original stone fireplace, new kitchen with an efficient electric aga, a downstairs toilet added in the utility room, a new bathroom with a four piece suite, new boiler with Hive thermostatic control, a bespoke oak and cedar open porch adding to the front of the property, updated damp coursing, a new roof with repointing of the chimney and gable end, and a remodelled sunroom with double glazed solar glass, now offering a further versatile reception room which can be enjoyed year round, sure to suit a variety of uses, such as a home office, studio, or playroom.

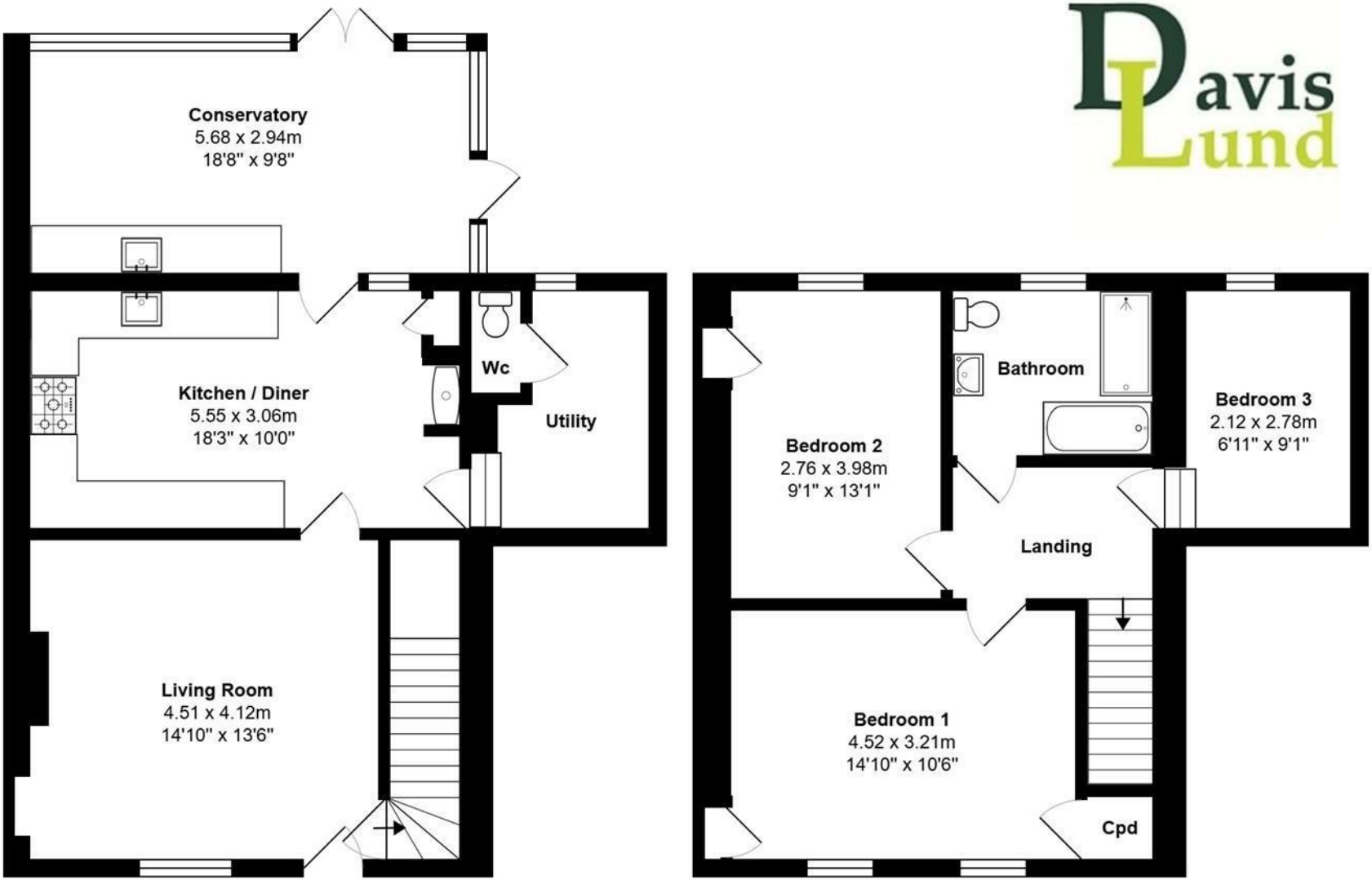
Located in the ever popular village of Grewelthorpe, the property is located approximately six miles from Ripon and three miles from Masham, meaning an array of schools, shops and amenities, are all readily available. There is also a well-regarded primary school in the village and the village hall, which hosts regular clubs and social events.

Upon entering the property, you are greeted by a delightful living room with oak floors, cosy log burner with feature stone fireplace, stairs rising to the first floor and a large sash window, flooding the room with natural light. The kitchen/diner is a great size, with a stone floor and coming stylishly fitted with a variety of modern units, electric aga with tiled splashback and some integrated appliances, whilst there is ample space for a dining table and log burner. From the kitchen, there is a sunroom, enjoying a lovely outlook over the gardens. With a tiled floor and French doors opening onto the garden, the sun room is currently utilised as a hobby room/studio with fitted units and Belfast Sink. A utility room and WC complete the downstairs layout. Rising to the first floor, there is a spacious landing with loft access, generous main bedroom with two cupboards providing handy storage, a further airy double bedroom, well-proportioned single bedroom and the family bathroom, which is part tiled and fitted with a white suite, including a walk-in shower and bath. The property benefits from double glazing throughout and modern oil fired central heating.

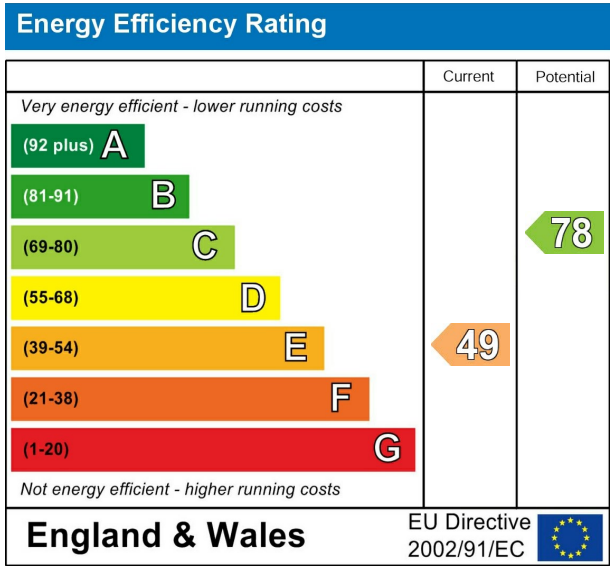
Externally, gated access to a paved pathway leads to the main entrance door, surrounded by mature flowerbeds and colourful florals adding to the curb appeal. On street parking is available to the front of the property. To the rear, the garden enjoys a fantastic degree of privacy, with mature foliage and hedge borders, a real sanctuary for those who enjoy outdoor living. Mostly laid to lawn with a patio entertainment area, the garden offers a multitude of spaces for outdoor living, dining and enjoying the serene surroundings. A timber built shed also provides handy outdoor storage.

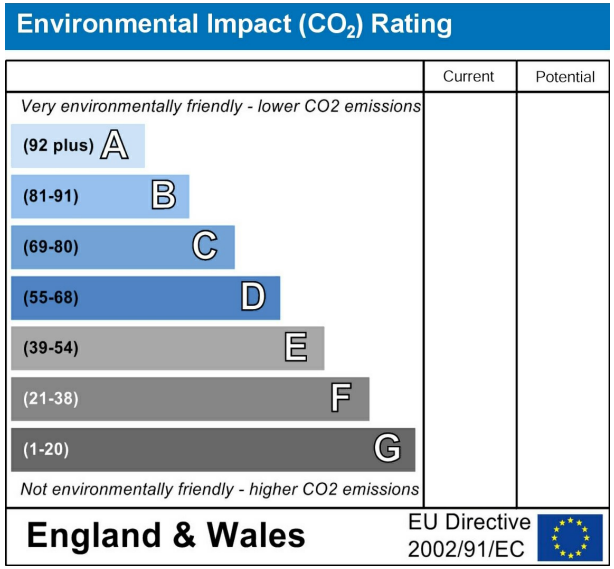
Homes of this calibre are rare to market, an early viewing is advised on this delightful and utterly captivating property.

Floorplan


Conservatory
5.68 x 2.94m
18'8" x 9'8"
Kitchen / Diner
5.55 x 3.06m
18'3" x 10'0"
Wc
Utility
Living Room
4.51 x 4.12m
14'10" x 13'6"
Bedroom 2
2.76 x 3.98m
9'1" x 13'1"
Bathroom
Bedroom 3
2.12 x 2.78m
6'11" x 9'1"
Landing
Bedroom 1
4.52 x 3.21m
14'10" x 10'6"
Cpd

EPC





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

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