





## Accommodation

A spacious, energy-efficient and utterly charming three-bedroom detached family home, nestled in a quiet cul-de-sac and set back from the road, enjoying a great degree of privacy with lovely wrap-around established gardens. Substantially extended and now offering over 1600 square feet of flexible living accommodation, the property is sure to appeal to a variety of purchasers.

Being almost unrecognisable from the original layout and with the original property footprint being almost doubled, the house now offers the size of accommodation normally associated with four-or five-bedroom houses, so the property offers an ideal opportunity for purchasers seeking expansive and versatile living accommodation, without the need for a large number of bedrooms.

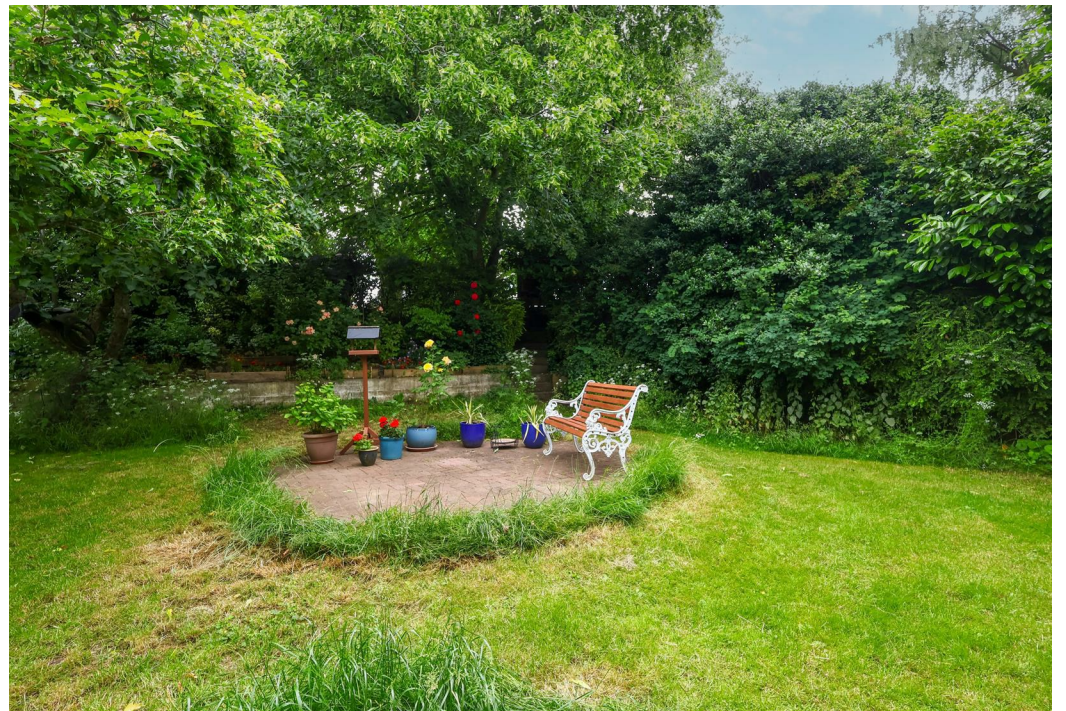
The house is ideally situated for access to the centre of Thirsk, a characterful market town, former home of James Herriot, with a wide range of local shops and amenities, including the old community cinema featured in the Channel Four series *All Creatures Great and Small*. There's a delightful walk into town along the beautiful Cod Beck, a haven for wildlife such as otter, kingfisher and deer, studded by pollarded and mature willows, and a carpet of wildflowers throughout spring and summer. For cyclists, the property backs onto Sustrans 657, part of a great local network with stunning routes in all directions. Transport links are also readily available, with the A1, A19 and Thirsk train station just a short drive away.

Upon entering the property through the main entrance door, there is a spacious entrance hall/cloakroom/utility area, which offers a tiled floor and also houses the gas central heating boiler. The breakfast kitchen is a generous size, fitted with a range of wall and base units, wooden work tops and a large electric Aga range cooker that keeps the kitchen beautifully warm throughout winter, dries your washing on the overhead rack and also looks great! From here you can step out into the back garden to pick some herbs for your dinner or head through the sliding doors into the extended dining/family room, which enjoys a triple aspect and two skylights, giving an airy feel. Two sets of patio doors provide garden access, allowing the room to flow seamlessly to the outside areas. From the family room, there is a great-size lounge, complete with lovely fireplace and cosy log burning stove, whilst a window enjoys views over the garden. Bifold doors separate the two rooms, providing a high degree of versatility to the layout. An inner hallway (currently a music room) adds further flexibility, with a bay window, stairs rising to the first floor and access to the porch and garden beyond. Rising to the first floor, there is a landing with a window which floods the space with natural light. The main bedroom is a large double, with a dressing area (currently utilised as a study) and a part-tiled ensuite bathroom, which is fitted with a white suite, including a bath with glazed screen and shower over. Loft access is available from both the main and third bedroom. There are two further double bedrooms, both fitted with cupboards providing handy storage, plus the family shower room, which is fully tiled and again fitted with a white suite, including a large walk-in shower. The property is double glazed throughout and benefits from a gas combi boiler for central heating (a mix of underfloor and radiators) and hot water. Solar panels are also fitted, currently connected to a substantial 13 kW battery storage system, which is available by separate negotiation.

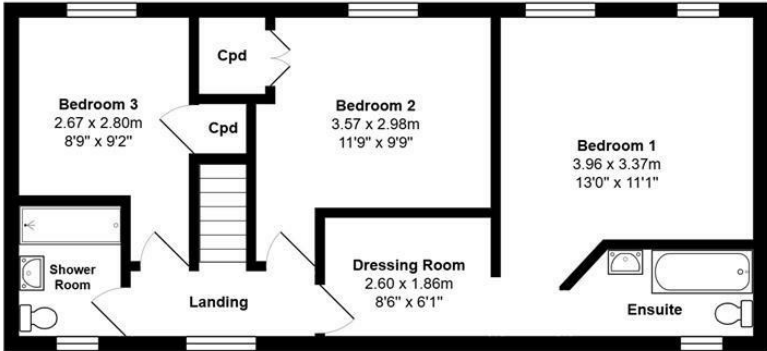
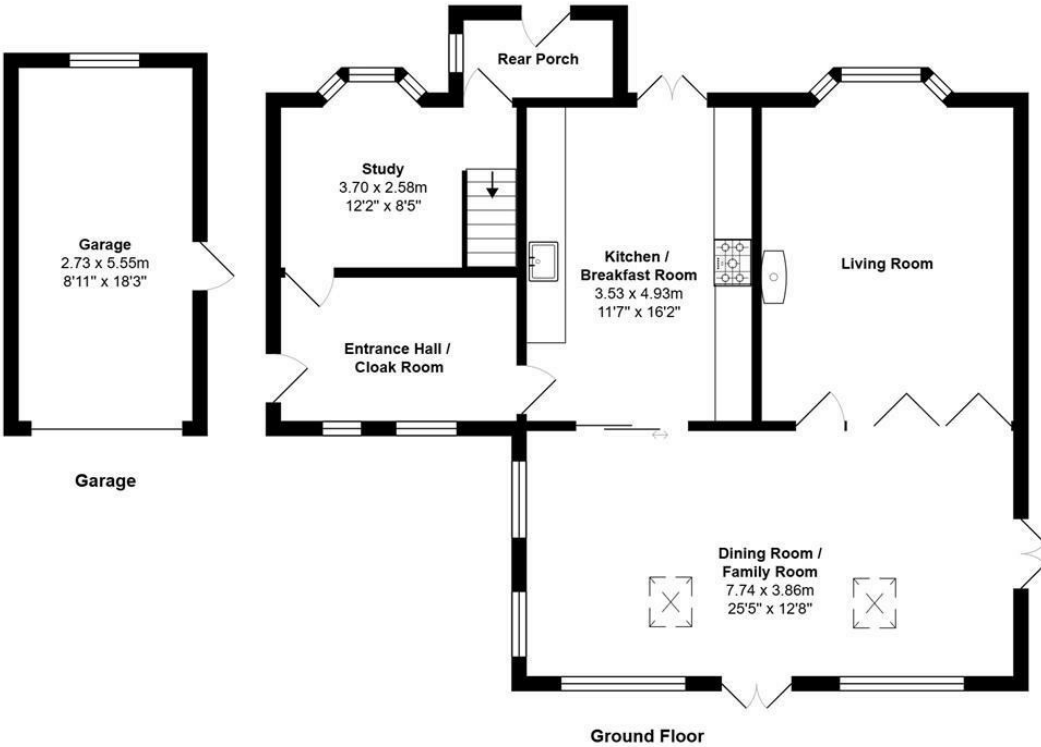
Externally, there is a block paved driveway to the front of the property, providing parking for multiple vehicles, access to the single garage and 7 kW EV charging point. Ensuring a great degree of privacy, the garden benefits from mature hedges and fenced borders. The main garden is fully established and well stocked -including bramley apple and plum trees, a vegetable/fruit bed and a beautiful maple - providing a lovely space to enjoy. There are several paved areas, creating idyllic spaces for outdoor living and entertaining. A greenhouse and timber-built shed provide further outdoor storage, ideal for avid gardeners.

Spacious, versatile, charming, secluded, energy-efficient and superbly located, this is a property you need to see. Call us now to book an early viewing!



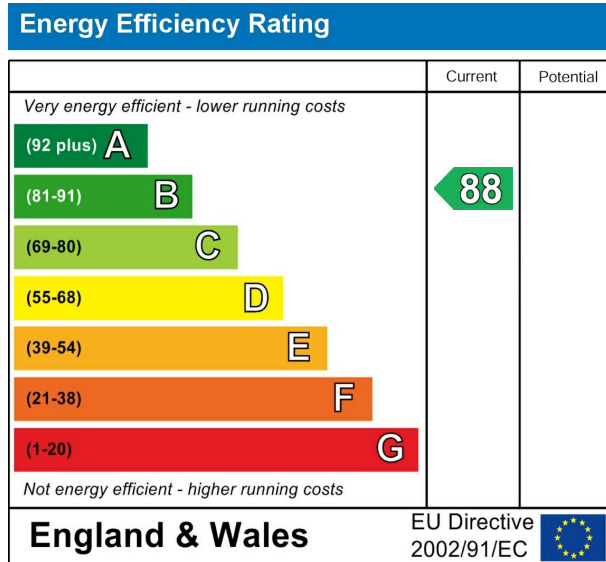


Floorplan





EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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