

**D**avis  
**L**und

Carlton Road  
Thirsk  
North Yorkshire  
YO7 4LX

£850,000 Guide Price





Shop Floor



Shop Kitchen



House Lounge/Diner



Rear of Property

### **Accommodation**

An exciting opportunity to purchase a versatile commercial and residential property, with a successful ongoing business and being sure to appeal to both buy-to-let investors and business owners alike. The freehold property consists of a village shop/post office, three bedroom family home and spacious apartment.

After purchasing the property, the current owners have developed the post office, with it now achieving a very healthy monthly turnover. The property could generate three separate revenue streams as the two homes and business could be let, or it would also suit an owner occupier, wishing to take on a new challenge. Offering the scope to expand and develop the site subject to necessary consents, there is also the possibility to expand the business and add further revenue streams, making it an exciting opportunity for the right buyer.

The site is well positioned, offering high levels of passing trade and also local custom, whilst also making a lovely place to live. There are lovely countryside walks on the doorstep, whilst the property is also ideally placed for transport links, with road networks including the A1 and A19 available close by, plus Thirsk train station only being a short walk away.

**Shop** – An entrance door leads to the good size shop floor with large display window, cashier area, refrigerated display units and a variety of product display units. An archway provides access to three storage rooms, currently utilised to store parcels for the post office. There is a further spacious storage room which leads to the shop kitchen, with a door giving access to the rear of the property.

**House** – The front door gives access to a porch and a welcoming entrance hall with stairs rising to the first floor and a handy storage cupboard. There is a good size lounge/diner with feature fireplace and large window flooding the room with natural light. The newly fitted kitchen completes the downstairs layout and is fitted with a variety of modern units and integrated appliances including: washer/dryer, dishwasher, fridge-freezer, cooker and hob. Rising to the first floor, there is a landing with storage cupboard and access to the apartment through a lockable door. The main bedroom, currently used as an office, benefits from an ensuite fitted with a white suite including bath with shower and glazed screen over. With fitted storage, the second bedroom is a good size and offers a lovely outlook over the front garden. Partially tiled, the house shower room is fitted with a white suite and large shower cubicle. The loft space has been converted, now offering a spacious landing/study area, large storage cupboard and a further double bedroom with skylight.

**Apartment** – Accessed through a private entrance to the rear of the property, stairs rise to the inviting entrance hall with cupboards providing handy storage and utility/boot room. The apartment comprises a double aspect lounge/diner provides a great space for family living with plenty of room for a large dining table, kitchen fitted with a range of modern units and appliances including fridge, freezer, dishwasher, oven and hob, bedroom with ensuite shower room and balcony overlooking the rear garden.

Externally, the property benefits from expansive front and rear gardens which are a real delight. The front garden is mostly lawned with a hedge border and pathway leading to the shop entrance. A large driveway gives access to the rear of the property, there is a tarmac area, double garage and single garage providing parking for multiple vehicles. There is a wooden built studio with power, lighting and enclosed decked seating area, perfect for a home office or hobby room. A pergola provides further outdoor seating. The rear garden is generous in size and fully enclosed with hedge borders, offering a high degree of privacy. Mostly laid to lawn, the garden is a blank canvas, offering a great opportunity to develop to the new owner's taste.

An internal inspection is required to fully appreciate the expansive accommodation and opportunity on offer. This is a rare opportunity to acquire both a family home and multiple revenue streams, so is sure to appeal to a variety of purchasers.



House Kitchen



House Kitchen



House Bedroom 1



House Ensuite



House Bedroom 2



House Bedroom 3



House Shower Room



Apartment Kitchen

Floorplan



Ground Floor

First Floor

Second Floor



Apartment Bedroom



Apartment Lounge/Diner



Apartment Shower Room



Front Garden

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

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