







## Accommodation

A charming and well-presented two double bedroom cottage, nestled away in a sought-after village and being just a short drive from Ripon. The property offers a lovely outlook onto the village pond, along with enjoying countryside views.

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.

On entering the property, there is a welcoming entrance hall with stairs rising to the first floor and handy under stairs storage. There is a good size living room with large window overlooking the pond and cosy log burner, whilst the kitchen/diner and WC complete the downstairs layout. The kitchen/diner is fitted with a range of modern units, some appliances and a door giving access to the rear courtyard garden. Rising to the first floor, there is a spacious landing with large storage cupboard and loft access. There are two generous double bedrooms with fitted storage and large windows giving an airy feel and the fully tiled bathroom, fitted with a white suite, including bath with shower and glazed screen over.

Externally, the property offers a courtyard area to the rear, which is south-east facing, perfect for outdoor seating and entertaining. The courtyard also provides parking for one vehicle. The front of the property benefits from a scenic outlook onto a duck pond and serene countryside views. A shared gravel driveway gives access to the front door, whilst the property also has double glazing throughout and electric storage heating.

Properties at this price are rare to market in this highly sought after village and an internal inspection is required to fully appreciate the accommodation on offer with this lovely home.



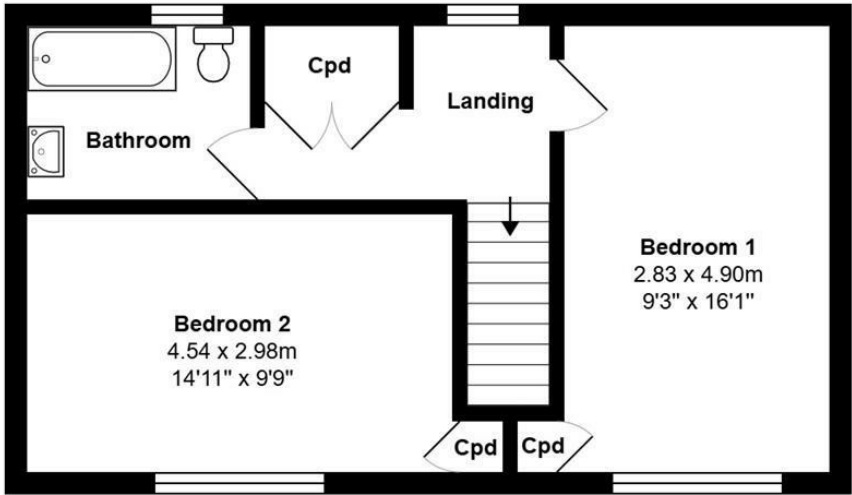
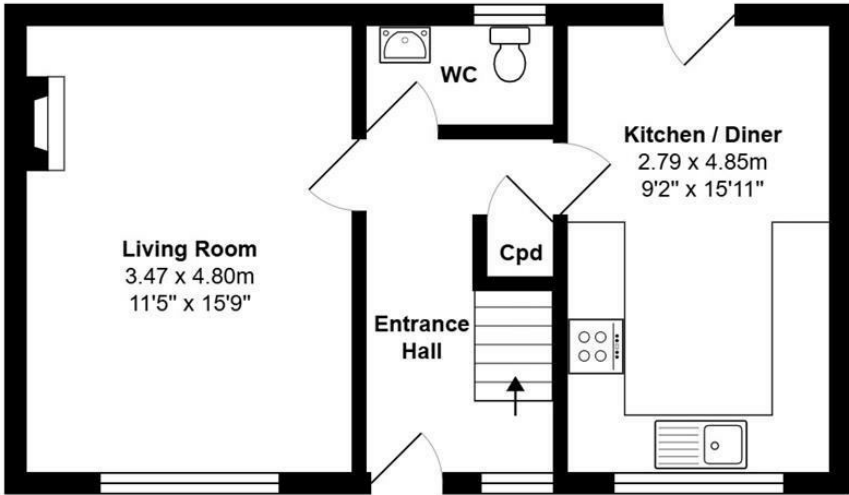








Floorplan







## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<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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