



Back Lane, Copt Hewick, HG4 5DB

£449,950 NO CHAIN

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A great opportunity to buy this most attractive, individual detached bungalow standing on a larger than average size garden site of approximately 0.2 of an acre in a fantastic position on the edge of this particularly tranquil and unspoiled village.

Constructed to an attractive individual design, the property exhibits typical features of the genre including generous proportions and a multitude of wide windows allowing natural light to flood in and complement the bright, spacious interior. The timeless appeal of bungalows is highlighted by the traditionally-planned accommodation which still flows beautifully and offers pleasing versatility for a wide range of buyers. The two good size reception rooms and three excellent bedrooms could suit numerous lifestyles and there are clear possibilities for couples, families or those needing work space at home.

Discerning viewers will note the exciting possibilities to modernise, reconfigure or extend the property depending on personal requirements. The location and size of the plot allow possibilities for a more significant future development of the existing dwelling or the site, all subject to obtaining the necessary planning consents. If the clear potential is been realised, the successful buyers could create a home of considerable size and undoubted prestige in a prime location.

SOLO SAY: Lovingly held since 1987, this cherished home is now ready to welcome, captivate and adapt for the next custodians.





A welcoming 'L' shaped hall leads into a well-proportioned sitting room with gas fire and windows to two sides. The separate dining room overlooks the rear garden and links to the breakfast kitchen where a practical range of units provide plentiful storage and workspace together with a range of appliances.

Exploring along the hallway reveals a useful cloaks/storage cupboard, bedroom one with window to the front and side and a range of fitted bedroom furniture, bedroom two with window to the rear and side, bedroom three with window to the front and a smartly modernised shower room including a walk-in shower.

The bungalow boasts an impressively wide frontage to Back Lane and is set behind a lawned garden with flower beds. A smart block-paved driveway leads to the detached double garage measuring approx. 17ft x 17ft (5.18m x 5.18m) internally with electric door. The delightful rear garden combines a favourable southerly orientation with a good degree of privacy and consists of a paved patio space, sweeping lawns, greenhouse, shed and mature hedging to the boundary.

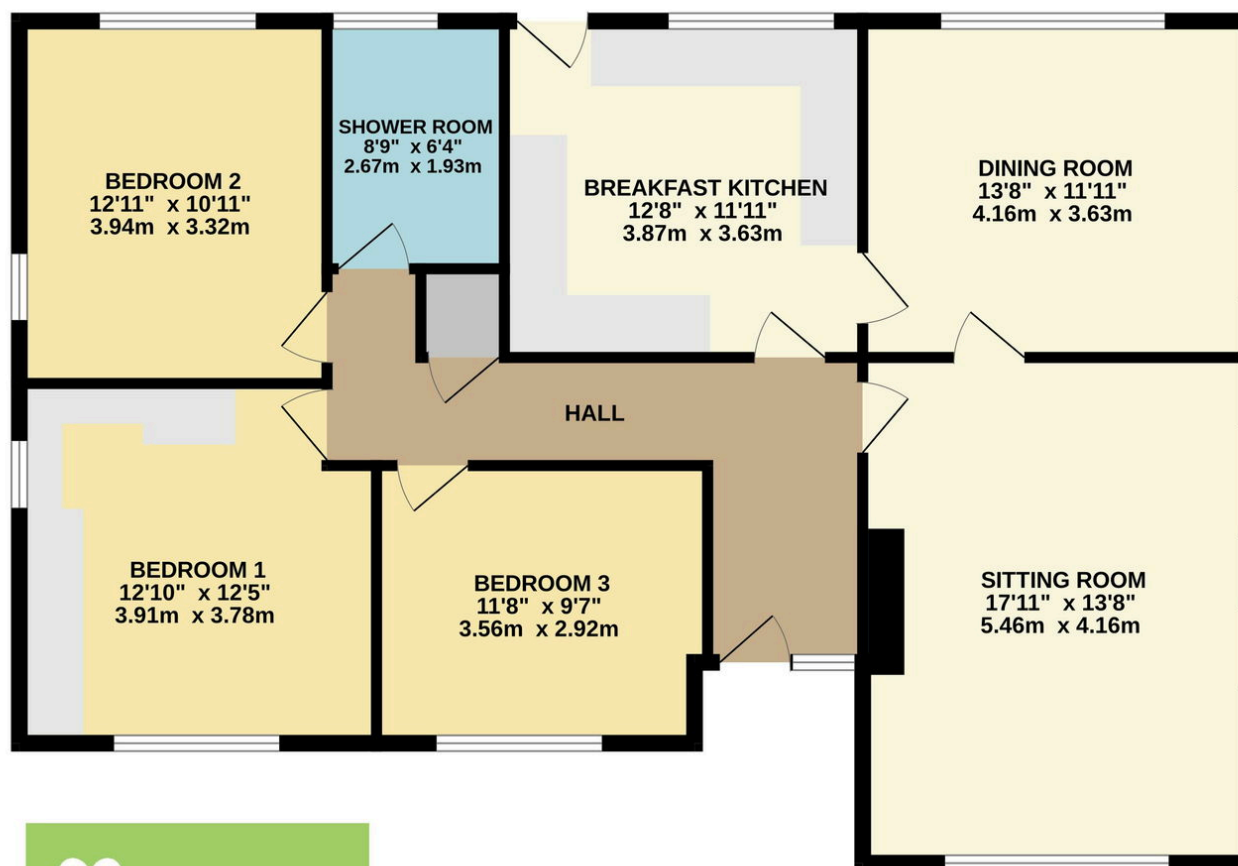


Perhaps because of the pleasingly 'off the beaten track' location away from main roads, the lesser known and unspoiled village of Copt Hewick has retained a wonderfully tranquil and contented atmosphere. The village boasts a Victorian church and clock tower and residents can enjoy the simple pleasures of walks in the surrounding countryside.

Located approximately 2.5 miles to the west, the historic small city of Ripon offers a wide range of shops and services situated around a picturesque market place. There are good schools for all ages in the area including a CofE primary school in the near by village of Sharow.

Belying the peaceful and 'hidden' location, Copt Hewick very well placed for travel throughout the area, with commuters and regular travellers able to take advantage of being within 10 minutes of the A1(M) and A19, and public transport links from Ripon, Thirsk or Harrogate.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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