

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

North Road  
Ripon  
North Yorkshire  
HG4 1JR

Guide Price £635,000





## Accommodation

A rare opportunity to purchase a charming semi-detached period home, set in beautifully landscaped gardens and offering a separate holiday cottage and large double garage/workshop. The main house is meticulously maintained and full of character, revealing an extremely spacious, but equally welcoming and cosy interior. The separate detached cottage is currently utilised as a very successful holiday let, which could of course continue to provide an instant income, whilst the setup is also sure to be of interest to purchasers incorporating relatives. Separate from the house and cottage, there is also a large detached modern garage and workshop, which would no doubt suit a number of uses, whilst also offering development potential, subject to necessary consents.

The main house offers an entrance hall, cosy living room with bay window and wood burner, lounge with access to the garden, a lovely open plan kitchen/diner/family room with a fitted kitchen and wood burning stove, rear hallway, good size utility room with large storage cupboard. To the first floor there is a spacious landing, four good size bedrooms, the house bathroom with a rolled top bath and a further separate modern shower room. The cottage offers an open plan living space and kitchen, plus a shower room to the ground floor, whilst to the first floor there is a double bedroom.

Externally there is a cottage garden to the front of the house, with pathway to the front door. The well stocked main garden is a real delight, mainly laid to lawn and with a large feature pond, whilst there are several seating options, making the most of the sun throughout the day. Gated access is available back onto the main street and the lane to the side leads to the parking and garage/workshop. The outbuildings will no doubt suit a number of uses/hobbies, but with a small garden area to the rear and lovely views, the space is also ripe for residential conversion, should the new owners wish and subject to necessary permissions.

The house is situated in one of Ripon's most sought after residential areas to the north of the city. The property is well placed for Ripon's secondary schools, with both the Outwood Academy and the highly regarded Ripon Grammar School just a short distance away. Shops and amenities are available close by, whilst the house is also ideally placed for countryside walks.

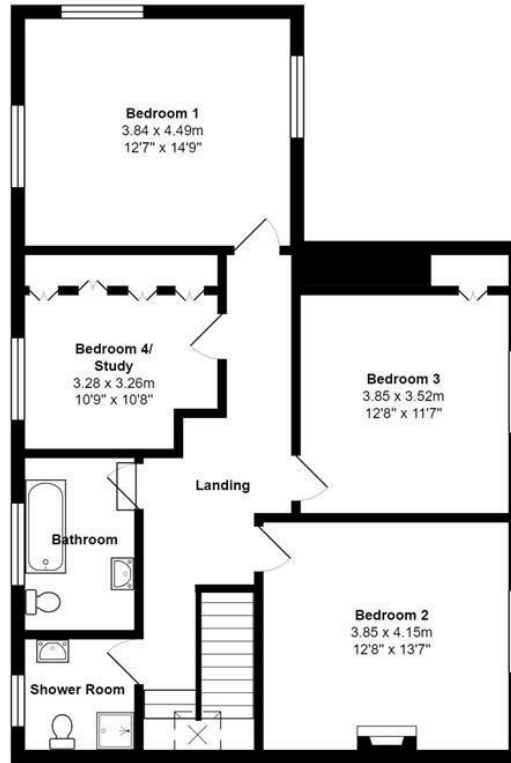
It is very unusual to find such a unique property, especially in such fantastic condition and so close to the city centre and amenities. An early viewing is advise on this truly stunning home.



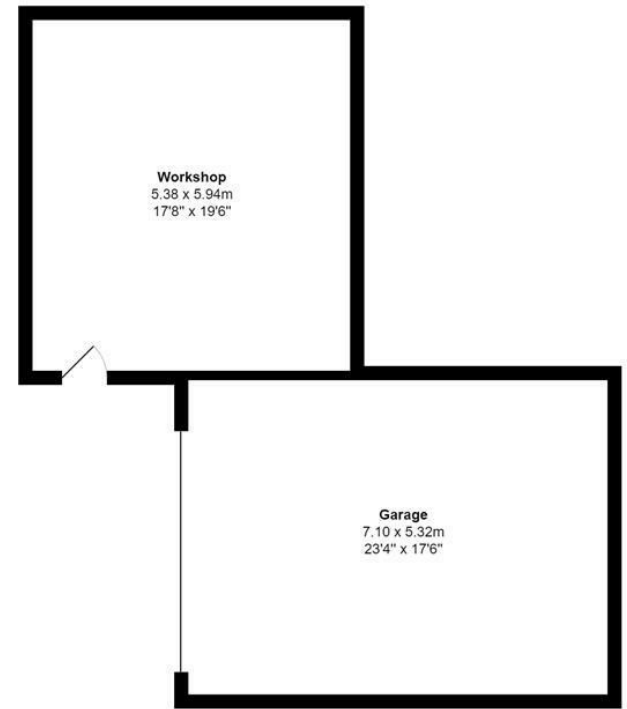




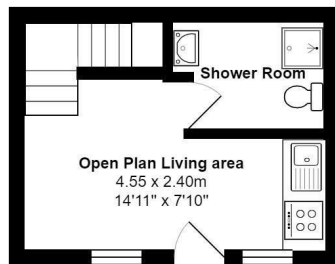
Ground Floor



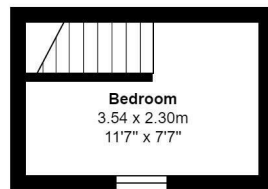
First Floor



Garage/ Workshop



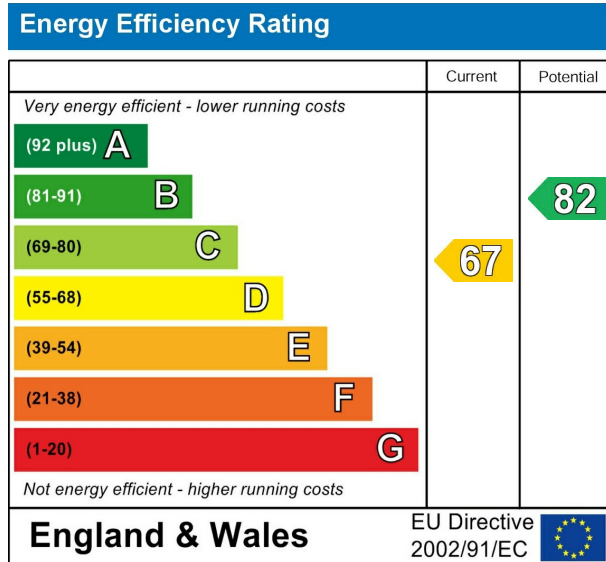
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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