

Davis
Lund

Littlethorpe Road
Ripon
North Yorkshire
HG4 1TZ
Guide Price £825,000





A grand detached residence, skillfully extended and revealing a particularly spacious interior and luxurious accommodation throughout, extending to approximately 2800 square foot in total, including the converted Dovecote, which is sure to suit a number of uses.

Dating back to the mid 1850's, York House sits on a sizeable plot, offering extensive lawned gardens, parking for numerous vehicles and two garages. A converted outbuilding sits off the courtyard, which offers annexe potential, with it having a separate vehicle access, subject to necessary consents.

The house has been tastefully modernised over the years, whilst making sure the properties charm and character have been retained. The property now offers the modern touches and luxuries you would expect, whilst the flexible accommodation, with five reception rooms, is ideal for family life or those working from home.

The house offers a handy location, providing a village feel, whilst also only being seconds from Ripon and also offering ease of access to shops, amenities and the bypass. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely canalside walks close by.

On the ground floor the entrance porch leads to the grand entrance hall, with stairs rising to the first floor. There is a lounge/snug and formal dining room to the front of the house, both offering a double aspect and attractive fireplaces. The main living room again offers a fireplace and large windows enjoying views over the grounds. A further similarly sized reception room offers two sets of bi-fold doors leading straight out to the garden and making it ideal for entertaining, whilst a study is also available. To the rear of the house there is a delightful breakfast kitchen, fitted with an extensive range of quality fitted units and integrated appliances. A utility room with matching units, rear porch and modern shower room complete the downstairs accommodation. To the first floor there is a landing with storage and loft access, main bedroom with ensuite shower room, four further good size bedrooms and the modern house bathroom, fully tiled and fitted with a white suite including a bath and separate shower. Gas central heating is in place and a new boiler has recently been fitted.

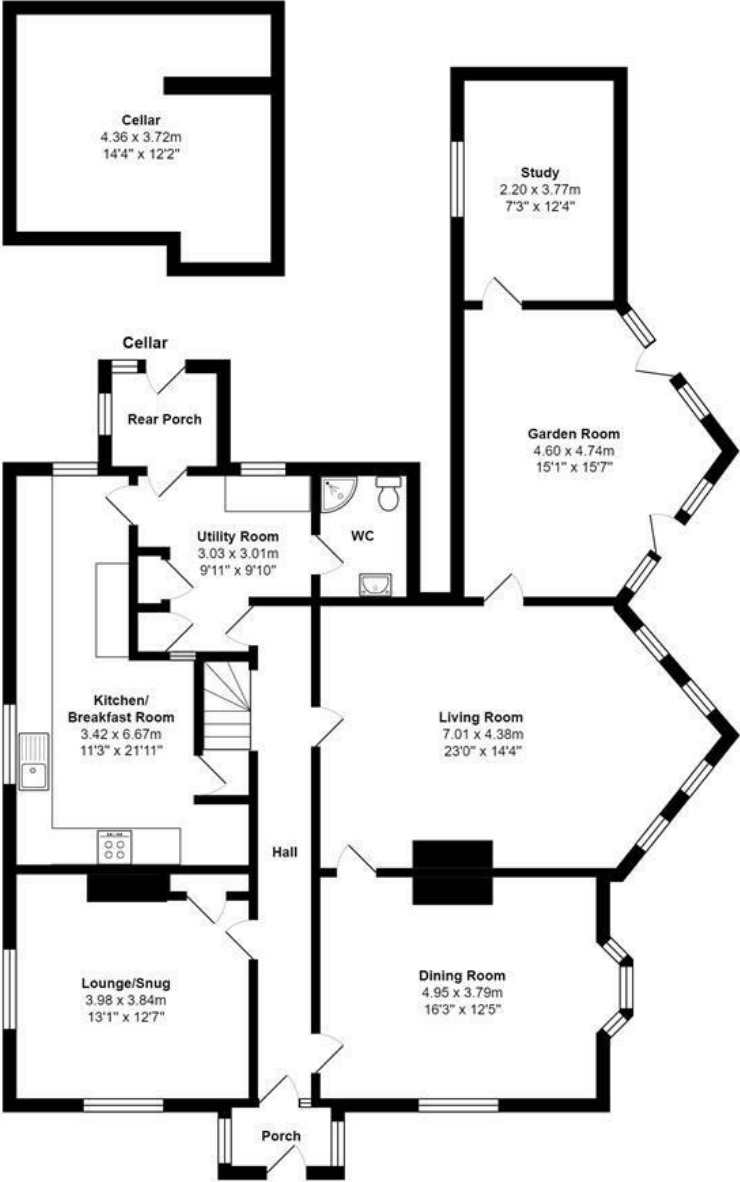
Externally an electric gate gives access to the grounds, with extensive lawned gardens and a large patio accessed from the garden room. Access is available to both sides of the house, whilst gated access is also available from the road to the rear courtyard. The courtyard proves a sun trap, housing a store, two large garages and the converted Dovecote, which as previously mentioned, would suit a number of uses, subject to required consents.

Properties of the size, grandeur and quality are rare to market, especially ones so conveniently placed and an early viewing is advised on this fabulous period home.

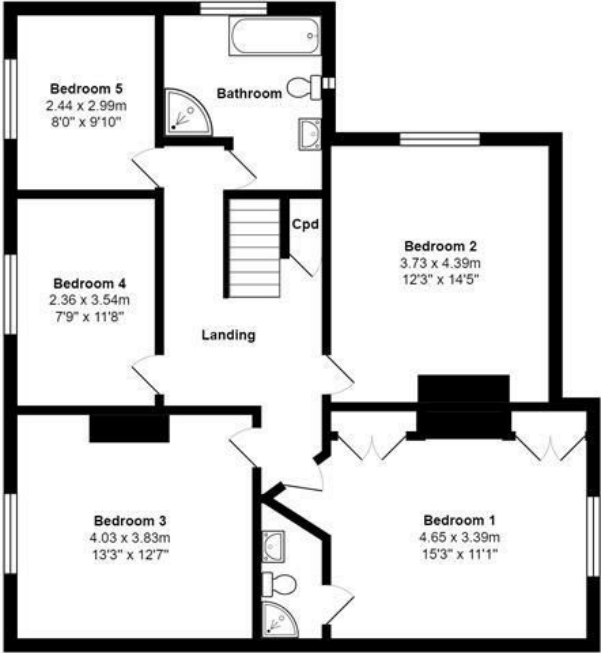




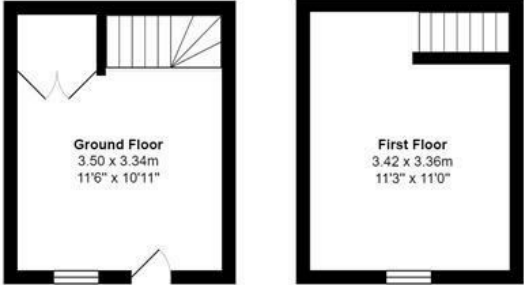
Floorplan



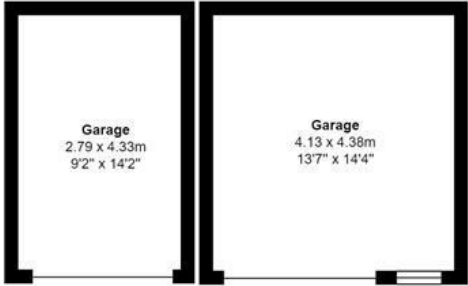
Ground Floor



First Floor



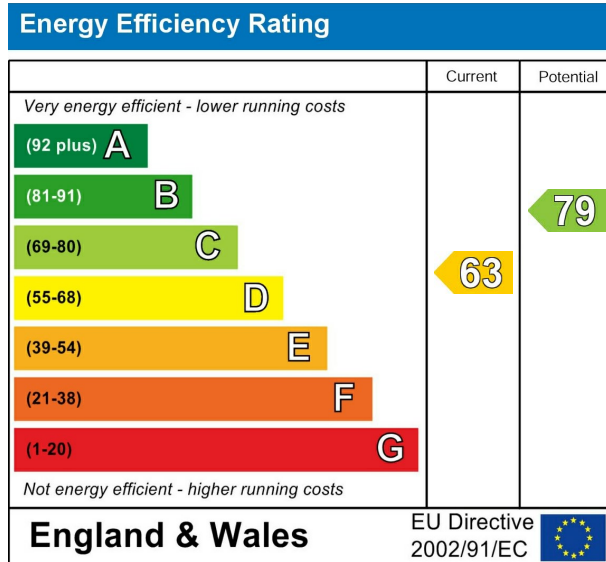
Outbuilding



Garages



EPC



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