





## **Accommodation**

A delightful detached cottage, occupying a great size plot and located in the highly desirable and sought after village of Thornborough.

The property has been transformed over the years, not least with a substantial two storey rear extension, adding space and flexibility. Well maintained and much loved, the cottage does now offer the scope to update in areas and modernise to personal taste.

On the ground floor there is an entrance hall with stairs rising to the first floor, double aspect lounge with fireplace and wood burning stove, further good size living room with an open fireplace, a spacious kitchen/diner fitted with an extensive range of units, plus a rear porch/utility and downstairs WC. To the first floor there is a split level landing, leading to three generous double bedrooms (all with some form of fitted storage) and the house bathroom, fitted with a white suite, including a bath with shower over.

Externally there is a low maintenance garden to the front of the house, with access to the front door. A shared driveway leads down the side of the cottage, giving access to off street parking and a large detached garage, with double doors and further side access door. The mature rear garden is a lovely size, affording a good degree of privacy and being well stocked, with numerous trees, shrubs and plants.

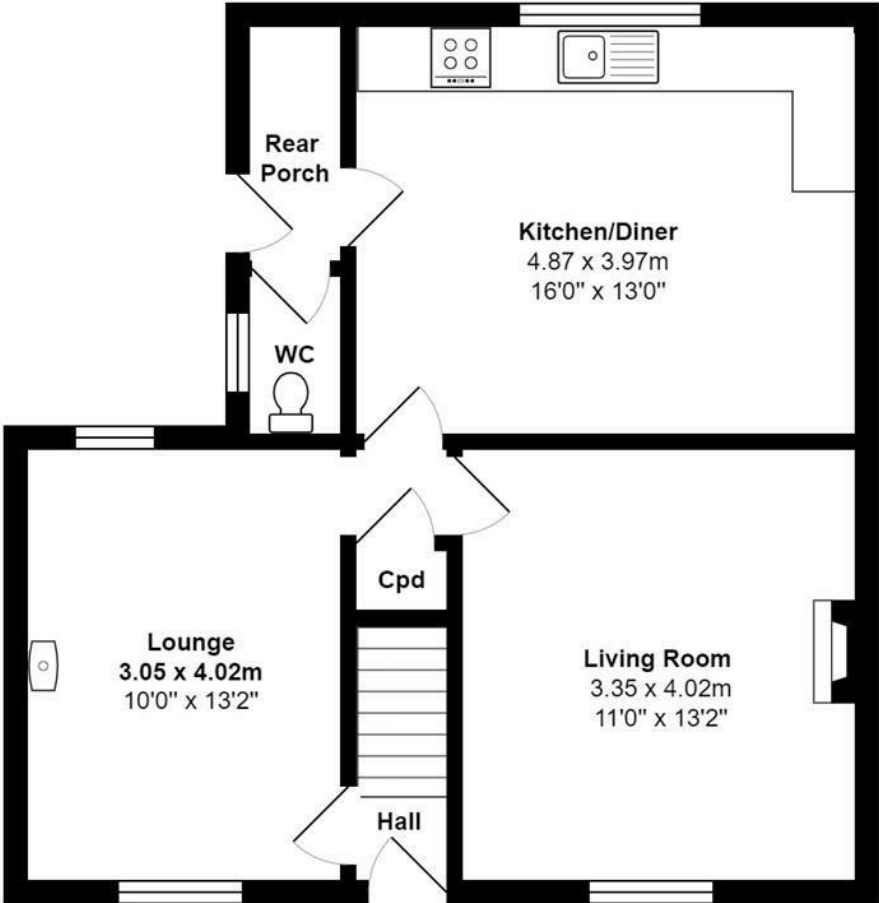
Thornborough is a picture postcard village, famous for the Thornborough henges, with two public houses close by and ease of access to amenities in local towns, including Ripon. The position is perfect for those enjoying the outdoors and living an active life, whilst transport links are also readily available.

Offered for sale with no onward chain, this lovely cottage is sure to be of interest to purchasers looking for a project and craving village life.

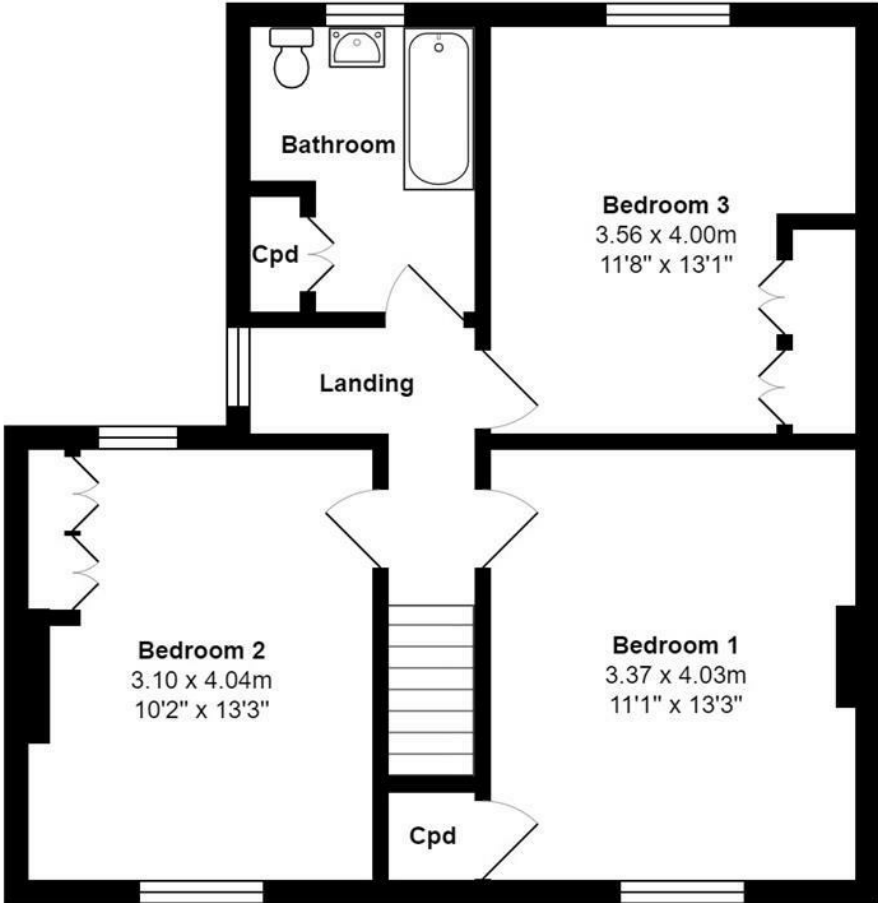




Floorplan




Ground Floor




First Floor



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 - 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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