

Davis
Lund

Rose Cottage
Thornborough
North Yorkshire
DL8 2RQ

Guide Price £200,000





Accommodation

A picture postcard stone built cottage, revealing a character packed interior and being located in the highly desirable village of Thornborough. Sure to be of interest to first time buyers and those looking to downsize, the cottage would also undoubtedly prove popular as a holiday let.

The cottage has undergone a number of upgrades over the last two years, meaning that whilst the property has retained its charm and character, it now makes for a much more energy efficient and comfortable home. The upgrades include a new kitchen, air source heat pump heating system and solar panels, whilst a wood burning stove has also been fitted.

Accessed from the rear, a stable door leads into a kitchen/diner, with two storage cupboards and being fitted with a range of stylish wall and base units, incorporating some integrated appliances and leaving space for a dining table. The cosy living room is situated to the front of the cottage, with exposed beams and an attractive fireplace, recently fitted with a wood burning stove. Stairs lead up to a small landing with fitted storage, there is the double bedroom with a display fireplace, plus the bathroom, which is fitted with a white suite.

Externally gated access is available to a lovely enclosed low maintenance courtyard garden, making for a great seating area and offering a good degree of privacy.

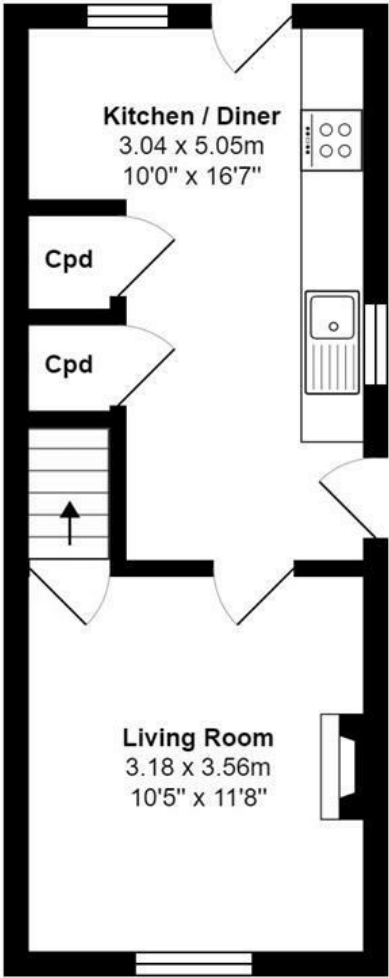
Thornborough is a highly sought after village, famous for the Thornborough henges, with two public houses close by and ease of access to amenities in local towns, including Ripon. The position is perfect for those enjoying the outdoors and living an active life, whilst transport links are also readily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

An early viewing is advised on this quaint and inviting cottage.

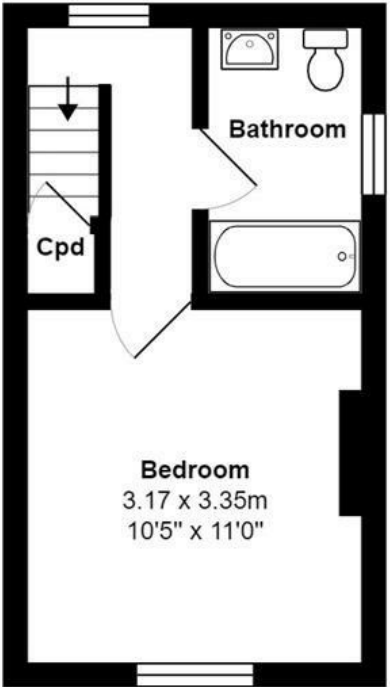




Floorplan




Ground Floor




First Floor



EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

VIEWING BY APPOINTMENT ONLY - 01765 602233 - sales@davislund.co.uk - www.davislund.co.uk

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