





Accommodation

A charming barn conversion, occupying a picture postcard setting in the sought after village of Littlethorpe, being just a short drive from Ripon and enjoying a lovely open aspect to the rear.

The property has been meticulously maintained and skilfully extended to the ground floor, revealing beautifully decorated accommodation throughout, which has been finished to a very high standard. The downstairs extension incorporates a bedroom with ensuite facilities and access straight to the garden, ideal for purchasers incorporating a relative or needing ground floor sleeping facilities.

The main entrance door leads to an entrance hall with stairs rising to the first floor, cloakroom/WC and storage cupboard. A cosy double aspect living room to the front of the property features exposed ceiling beams and a pretty fireplace with wood burning stove. There is a lovely kitchen/diner, fitted to a high standard with an extensive range of units and some integrated appliances, whilst featuring an AGA and again, boasting exposed beams. There is a dining room with further access door and storage cupboard, a well equipped utility room and then a large bedroom, with double doors leading to the rear garden and a fully tiled shower room, luxuriously fitted with a large walk in shower. To the first floor there is a galleried landing, with study space and storage cupboard. There are a further two good size double bedrooms off the landing, both with fitted wardrobes and again offering modern and well equipped ensuite facilities.

The property sits on a sizeable plot, extending to approximately $\frac{1}{4}$ of an acre and no doubt offering further development potential, subject to necessary consents. Gated access is available from the road, leading to an extensive gravelled driveway, offering turning space and parking for several vehicles, whilst also leading to the single detached garage. There is a large patio entertainment area and extensive landscaped gardens beyond. A timber summerhouse makes the most of the views over the gardens, which are mainly laid to lawn, with numerous established and well stocked borders, whilst there is also a large greenhouse.

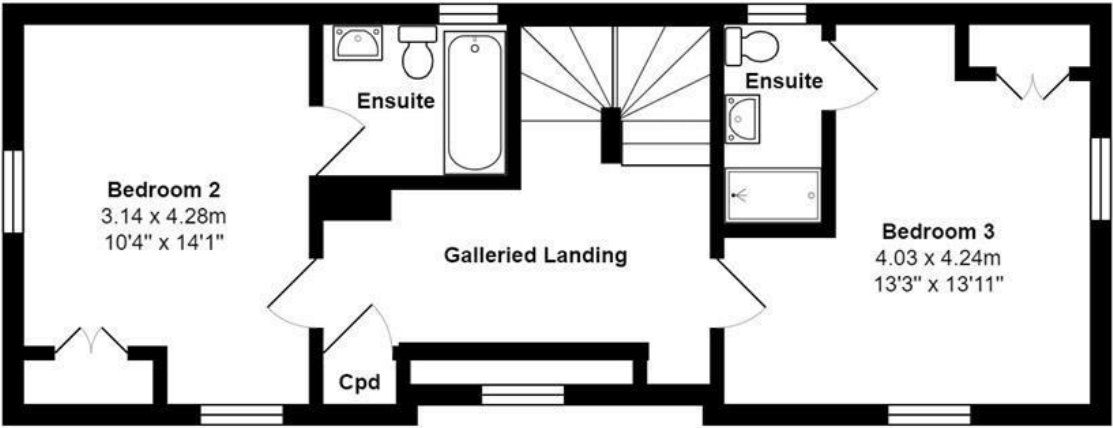
The barn offers a handy location, benefitting from a village feel, whilst also only being minutes from Ripon and also offering ease of access to shops, amenities and the bypass. The property is also ideally placed for those with dogs or an active lifestyle, offering lovely canal side walks close by.

This lovely character property really does demand an internal inspection and an early viewing is advised on this sought after home.

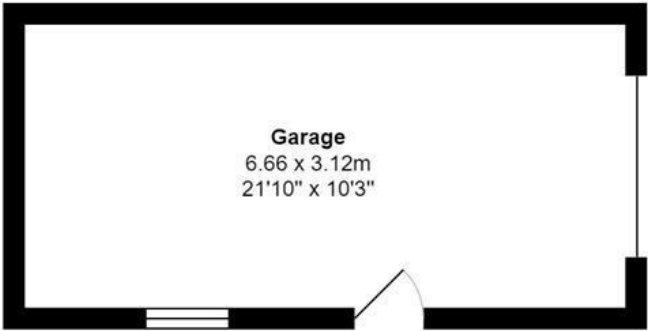




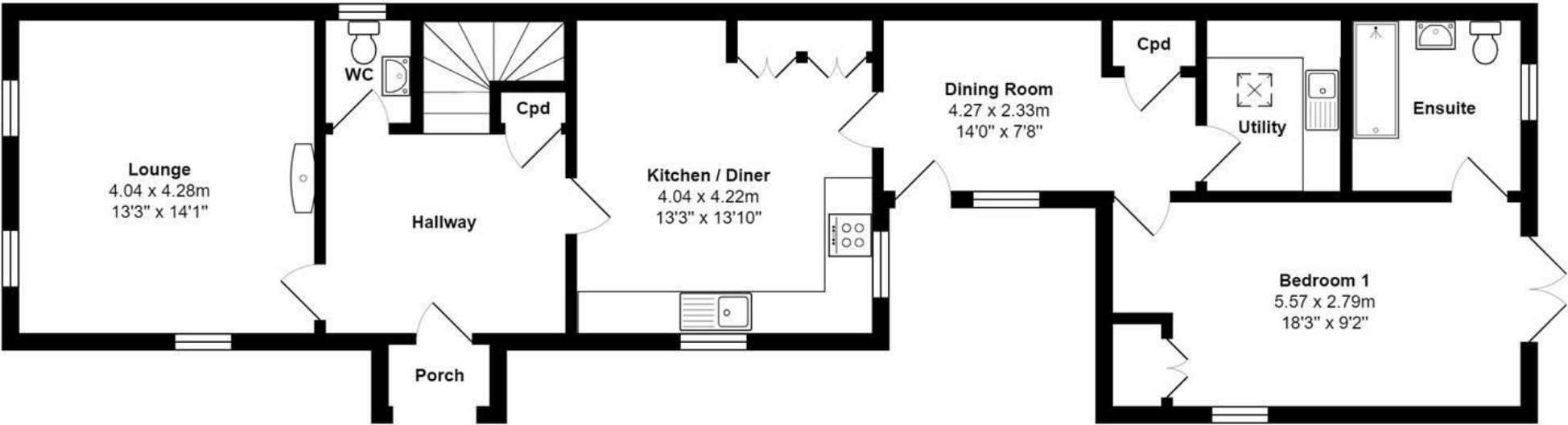
Floorplan



First Floor



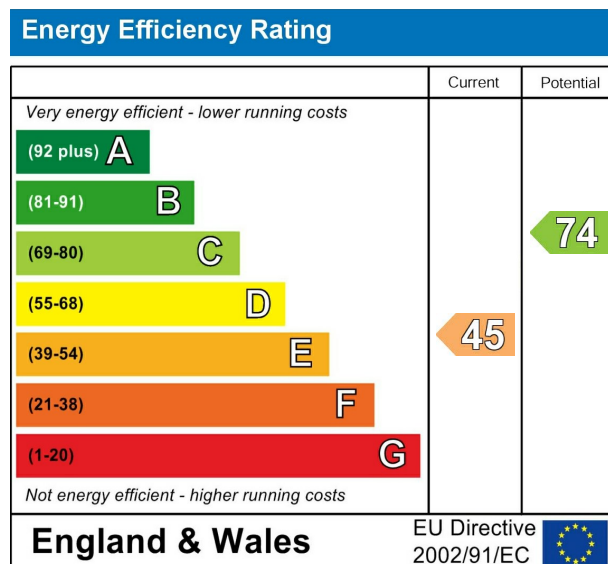
Garage



Ground Floor



EPC



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

Davis & Lund Ltd trading as Davis & Lund, registered office: 5a Kirkgate, Ripon, HG4 1PA. Registered in England No 10034416. Registered for VAT No 243 2008 51

Davis & Lund Ltd have prepared these property details on the seller's behalf. Davis & Lund Ltd have taken reasonable steps to check the content, but no information should be taken as a statement of fact. All measurements are approximate and should be taken as a guide, potential purchasers should satisfy themselves as to the accuracy. Floorplans are produced as a guide and they are not to scale. All fixtures and fittings are not included in the sale, unless stated. Heating systems, electrics, services and appliances have not been tested and no warranty is given to their working order

