





Accommodation

A lovely four bedroom village home, tucked away on a small lane in the desirable village of Melmerby and enjoying a fantastic setting and open views.

The house sits on a good size established plot, revealing a very spacious interior, with versatile accommodation arranged over four floors. The modern interior has been much improved in recent years, whilst an air source heating system has also been added, to aid energy efficiency.

The house is located in the heart of the village and whilst Melmerby offers a great community spirit, Ripon is just a short drive away, meaning amenities are readily available. The location is also ideal for commuters, with ease of access to the A1, whilst rail links are available from Thirsk, approximately 7 miles away.

On the ground floor the main entrance door leads into an entrance porch and the hallway beyond, with a cloakroom/WC, stairs rising to the first floor and access to the cellar, providing useful storage and a utility area. The kitchen/diner comes fitted with a range of units, whilst the fantastic size living room offers a fireplace with wood burning stove and bi-fold doors leading to the rear garden. To the first floor there is a landing with further staircase leading to the top floor, three bedrooms and the house bathroom, offering storage and a modern white suite, including a bath with shower over. On the top floor there is a fantastic size main bedroom, flooded with light through two skylights and offering over stairs storage and a stylish ensuite shower room.

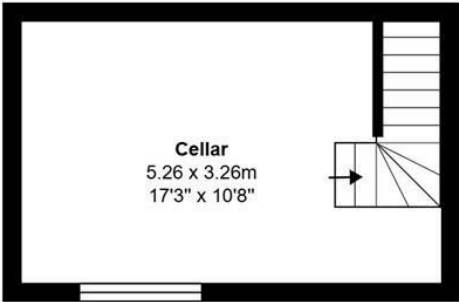
Externally there is plentiful gravelled driveway parking to the front of the house, with an open lawned garden, bin storage and gated access to the side. The rear garden is a fantastic size, whilst also offering a high degree of privacy and a lovely woodland aspect, plus a timber shed/workshop with power connected. The garden is mainly laid to lawn, with hedge boundaries and being perfect for purchasers with pets and children.

An early viewing is advised on this delightful home, which is sure to be of interest to buyers craving village life and a spacious turn key property, ready to move into and offering great value for money in this price bracket.





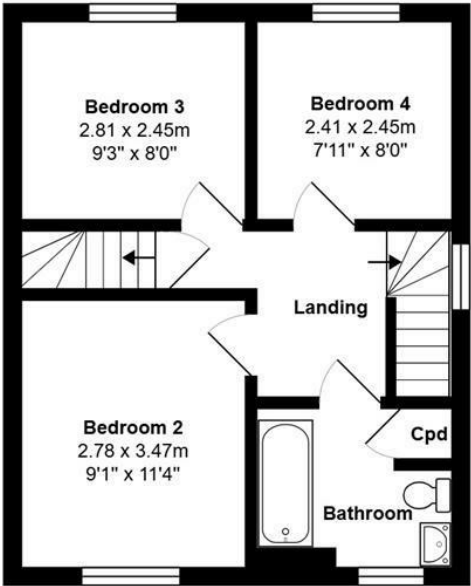
Floorplan



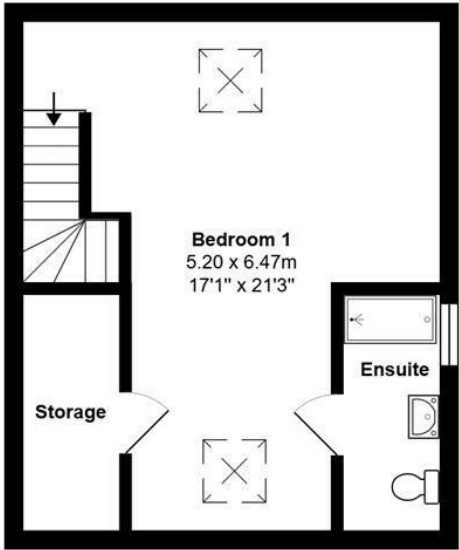
Cellar



Ground Floor



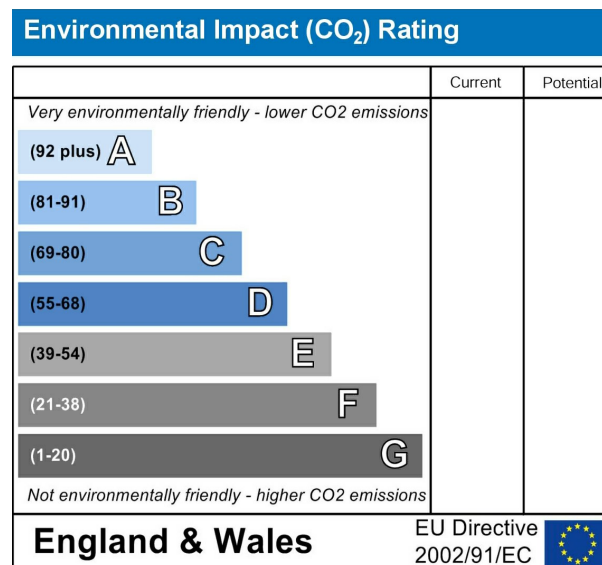
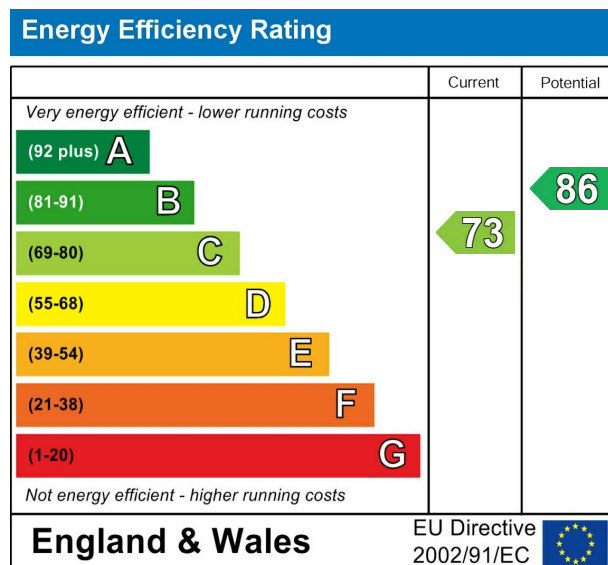
First Floor



Second Floor



EPC



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

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