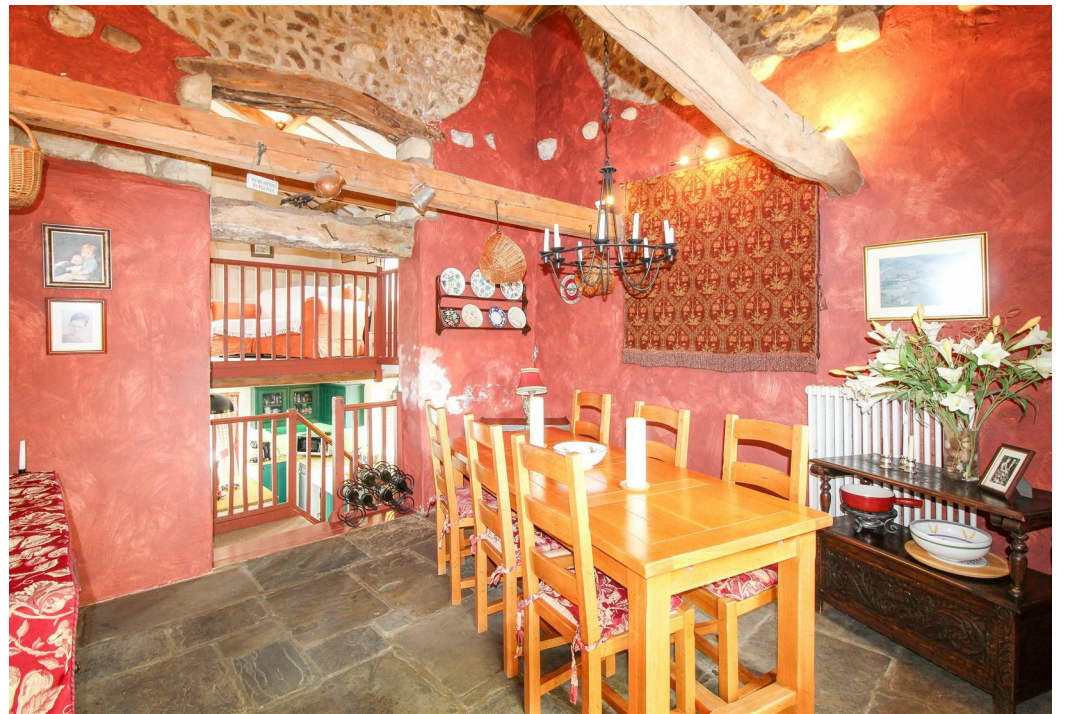


Davis
Lund

Markington
Harrogate
North Yorkshire
HG3 3PA
Guide Price £335,000





Accommodation

The Shambles is a charming and extremely spacious cottage, brimming with character features and offering very flexible and particularly spacious accommodation of approximately 1750 square foot in total.

The property has been much loved and whilst well maintained, it now offers the opportunity to update, but with so much scope and potential, it provides an exciting opportunity for the new owner(s) to revive this historic dwelling. With five reception rooms, the cottage is sure to suit a variety of potential purchasers, not least families or purchasers who work from home. The property benefits from full fibre for super-fast broadband. Exposed beams, stone flagged floors and lovely attractive fireplaces are just some of the character features.

On the ground floor there is a garden room flooded with light, dining room with a vaulted ceiling and amazing feature beams, kitchen with a range of fitted units and a gas fired Aga with AIMS, cozy mezzanine family room, inner hallway with stairs rising to the first floor, living room with front entrance door and a fireplace with wood burning stove, snug/study and a good size utility room. To the first floor there is a landing, three bedrooms (two good size doubles with display fireplaces) and the house bathroom, fitted with a white suite including a rolled top bath and separate shower.

Externally there is a pretty cottage garden to the front, with steps leading up the front door. Off street parking and a large garage (5.21m x 3.86m (17' 1" x 12' 8")) are located to the side of the property, with double doors and a further side entrance door. Steps lead up to the garden, which is mainly laid to lawn, with stocked borders and an extensive patio sun terrace over the garage, perfect for entertaining.

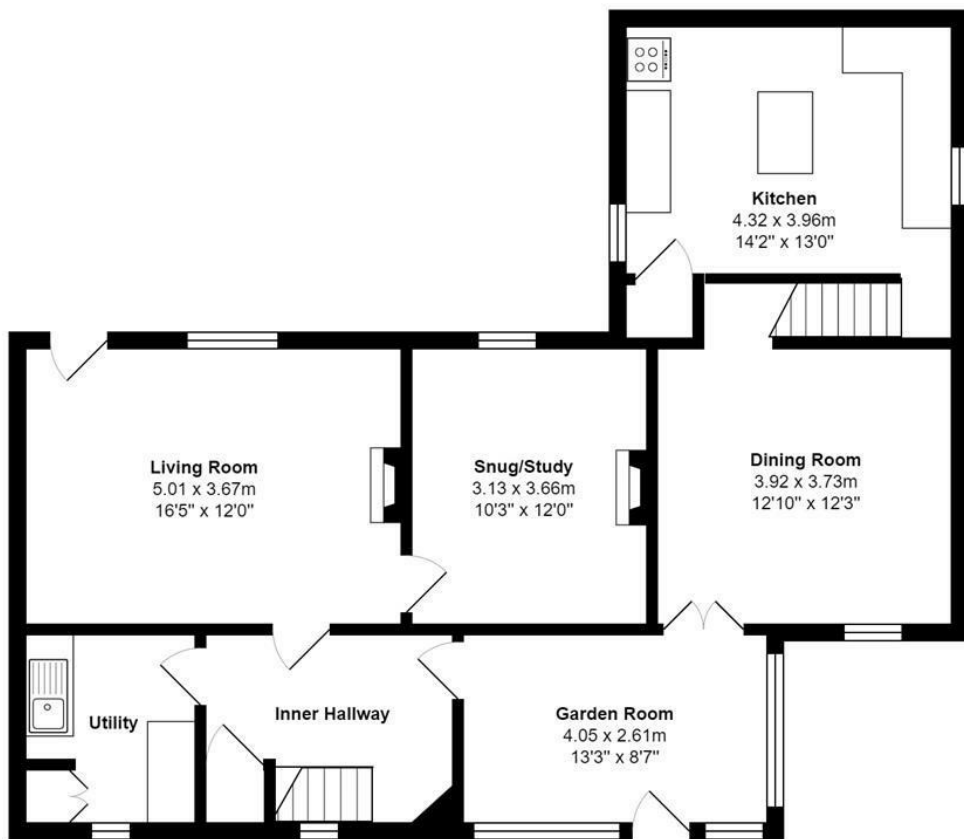
Situated in the ever popular and picturesque village of Markington, the property is ideally placed for access to both Ripon and Harrogate, whilst the open countryside is available on the doorstep.

Properties of this size, with so much character, are rare to market and an early viewing is advised.

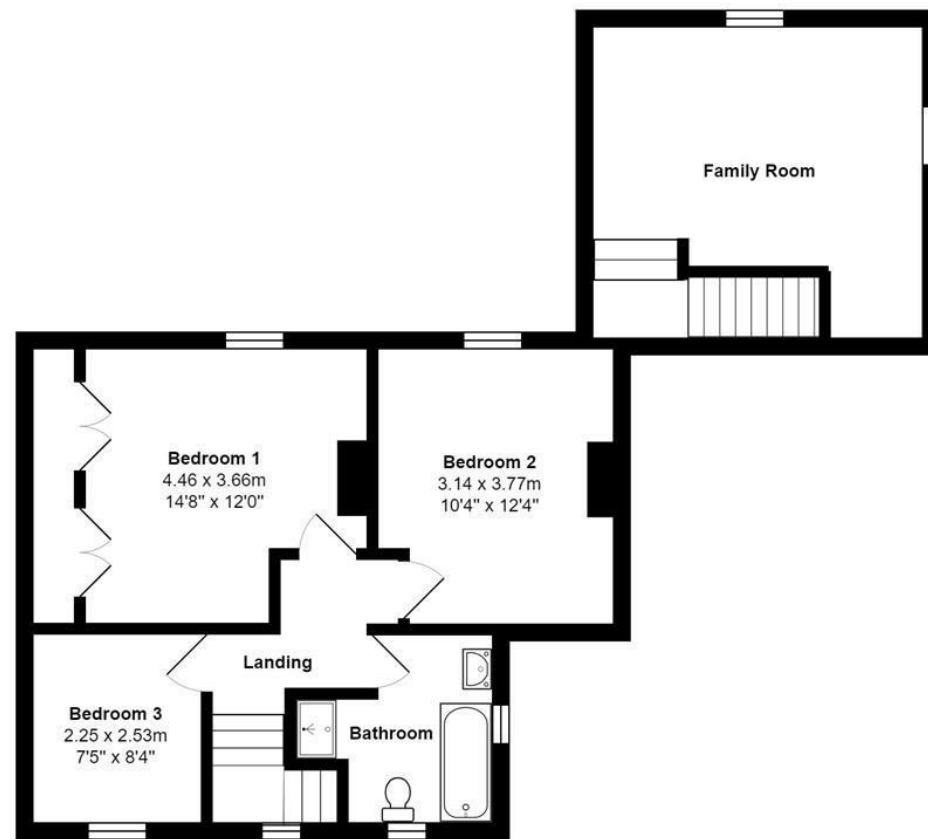




Floorplan



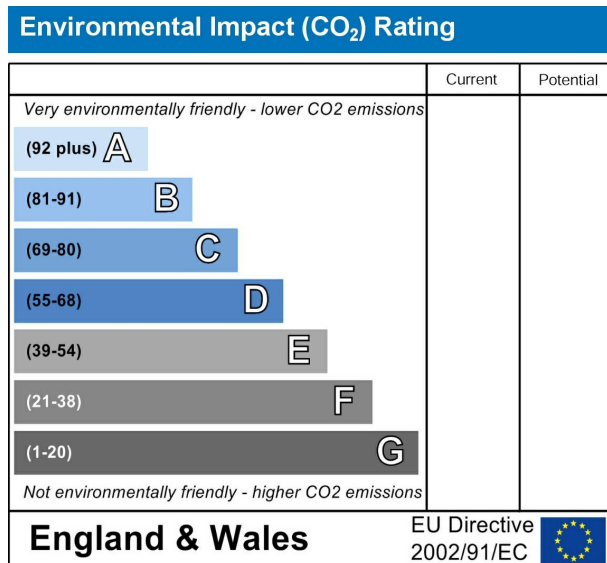
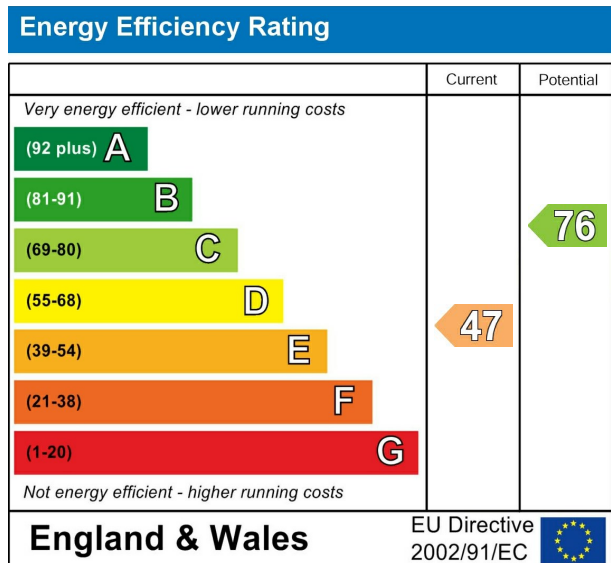
Ground Floor



First 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

