

Davis
Lund

Topcliffe
Thirsk
Yorkshire
YO7 3RL

Offers Over £800,000





Accommodation

A rare opportunity to purchase a prime plot in the centre of the sought after village of Topcliffe, offering a large detached period house and separate detached stable conversion, whilst the sizable plot also boasts two garages and extensive gardens, extending to approximately a third of an acre in total.

The two dwellings on one plot is sure to suit families coming together, especially with a dependant relative, or purchasers looking for a site with holiday let potential. The large plot also undoubtedly offers development/extension potential, whilst there is also the possibility to split the properties, all subject to necessary consents and permissions. Both properties are extremely spacious, with a combined square footage of approximately 3000 square feet in total.

The characterful main house reveals a recently refurbished and much improved interior, with three reception rooms and a study to the ground floor, adding flexibility to the layout. A stunning high end kitchen has been fitted, whilst the stylish house bathroom has also been finished to a high standard. With a utility room and ensuite facilities to the main bedroom, the house is set up for family life. A number of lovely character features have been retained, whilst the sitting room also offers a wood burning stove, all adding to the charm and character of this grand house.

The detached stables reveal a surprisingly spacious interior, with a lovely open plan lounge/diner, fitted kitchen, house bathroom and three good size bedrooms, the main bedroom offering an ensuite shower room. The conversion is completely self contained, with its own access to the main garden.

Externally electronic gates lead to an extensive block paved courtyard parking area, offering space for multiple vehicles, whilst also giving access to the two large garages. Beyond there is a large enclosed garden with walled boundaries, well established and tucked away, providing a tranquil haven and a lovely setting for relaxing and entertaining. The garden is currently open to both properties, but it could easily be sectioned off, should the new owner(s) wish.

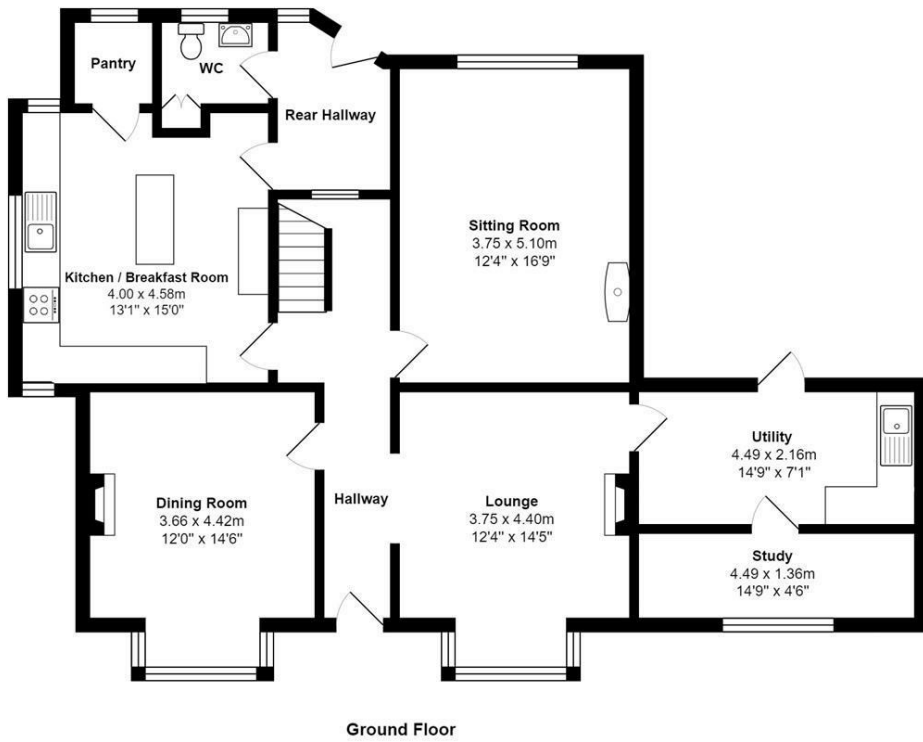
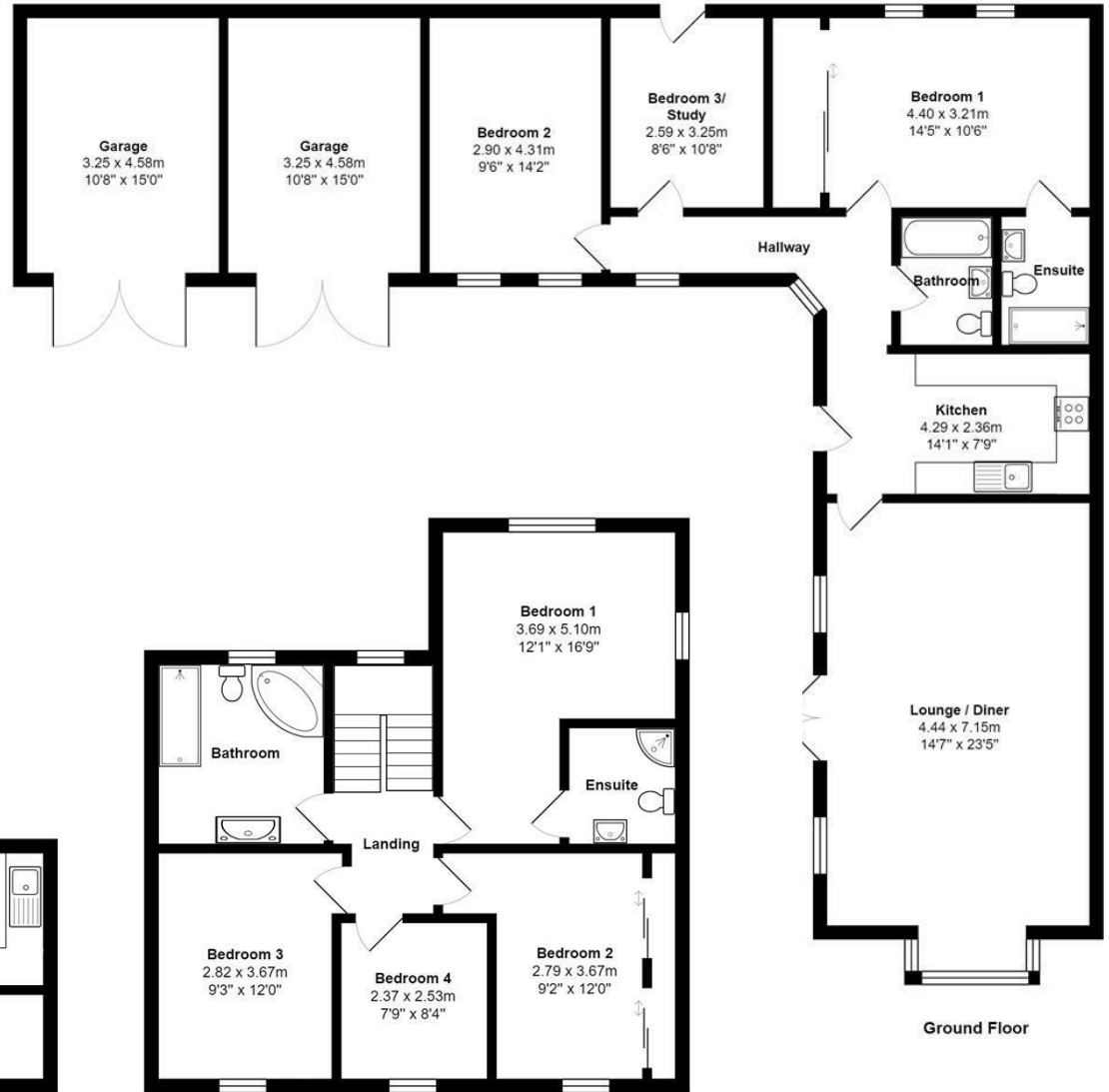
Topcliffe itself offers a number of amenities (including a public house, church, village hall and post office/general store) and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1(M) and A19, whilst Thirsk train station is only a short drive away, with east coast mainline access to York and London.

A viewing is essential to appreciate the space, both internally and externally on offer, plus the great value for money that the site offers, in comparison to purchasing two such properties separately.





Floorplans



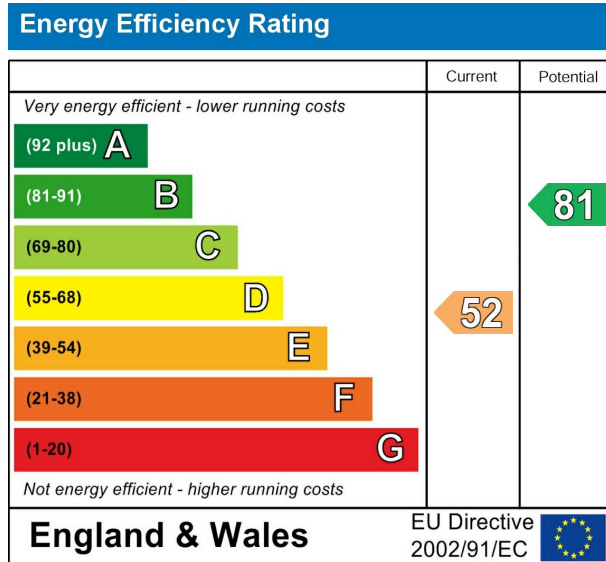
Ground Floor

First Floor

Ground Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - 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.

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