

**D**avis  
**L**und

South Otterington  
Northallerton  
North Yorkshire  
DL7 9HG  
Offers Over £400,000





## **Accommodation**

Nestled away in the charming village of South Otterington, this beautifully presented cottage reveals a characterful interior, which is full of period features. The cottage is very deceptive, offering four bedrooms and extending to approximately 1600 square foot in total, boasting spacious reception rooms and two ensuite shower rooms, whilst the cottage is also set in stunning landscaped and established gardens.

The property was sympathetically renovated in recent years, with no expense spared and with care taken to retain the properties charm and character. There are some lovely features, including oak floors, exposed ceiling beams and a wood burning stove, whilst the oak porch is beautifully finished.

Situated in the highly sought after village of South Otterington, access is readily available to Thirsk, Northallerton and Ripon, meaning an array of shops, amenities and transport links are located just a short drive away, including the A1, A19 and main rail lines. The village itself offers a great community spirit, whilst also boasting a highly regarded public house, primary school and active church. The location is also ideal for those that love the outdoors, with endless countryside walks on the doorstep.

On the ground floor access is available into the entrance porch, which also makes a light and airy reading area. There are two reception rooms to the front of the house, a cosy living room with wood burning stove, plus a further large dining/family room, offering a flexible living space with feature fireplace. The accommodation flows into an extremely spacious open plan kitchen/diner, fully tiled and fitted with an extensive range of quality units and offering plenty of preparation space, ideal for purchasers who love to cook. A utility area, cloakroom/WC and single garage are tucked away to the rear of the property, whilst a side entrance door leads to a good size entrance hall, with stairs rising to the first floor and understairs storage. To the first floor there is a landing with loft access, main bedroom with walk in wardrobe and an ensuite shower room, guest bedroom again with ensuite facilities, two further bedrooms and the house bathroom, part tiled and fitted with a white suite, including a rolled top bath.

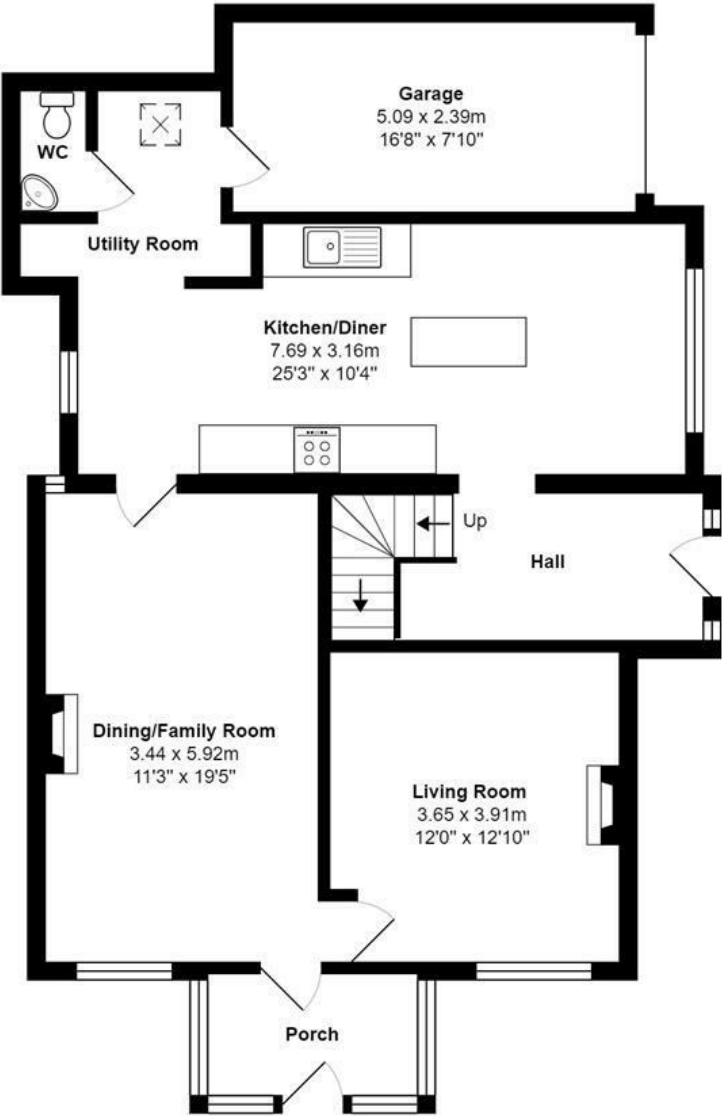
Externally, the property features a lovely enclosed front garden, fully established and beautifully landscaped. The garden is south facing and overlooks the village green beyond. There is an extensive patio, which continues to the side of the cottage, making a very private seating area and with access to a timber shed. Gated access is available to the driveway parking and garage beyond.

Properties of this quality are rare to market and a viewing is a must, for buyers looking for tranquil village life and a turn key period cottage.

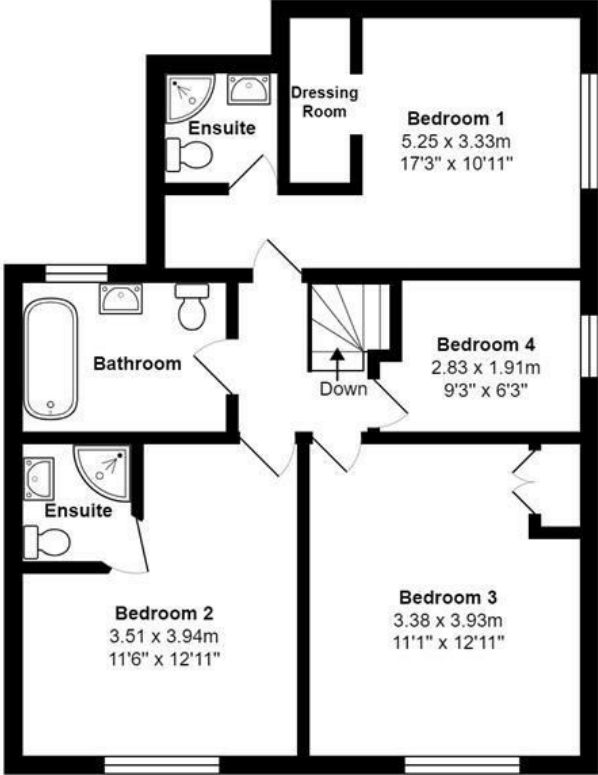




Floorplan



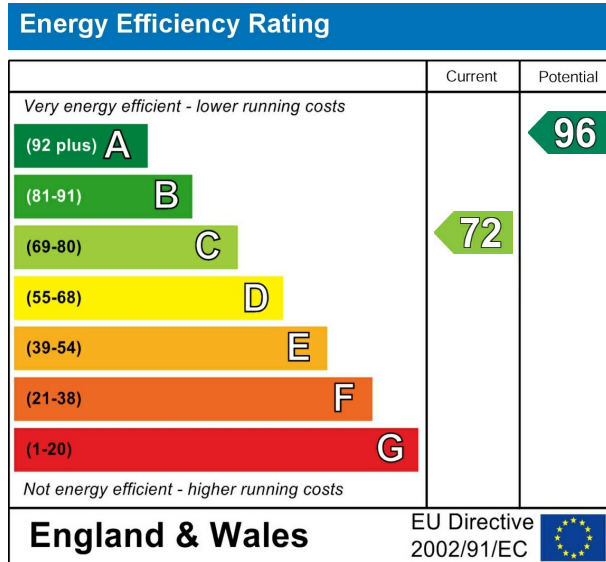
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://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

