





Accommodation

A delightful detached house, occupying a quiet setting on a generously sized plot, whilst also being located in the ever popular and highly sought after village of Marton-le-Moor, near to the market town of Boroughbridge and Ripon City.

This substantially extended family home reveals meticulously maintained and immaculately presented interiors, being generously proportioned throughout and revealing versatile accommodation, with four reception rooms and a flexible layout, which is sure to suit a range of purchasers. The property boasts some lovely character features, feeling very welcoming and homely.

The house is surrounded by beautifully landscaped gardens, making for a peaceful setting and enjoying a high degree of privacy. A range of stables and garages provide handy storage, which also no doubt offering conversion potential, subject to necessary consents.

The main entrance door leads into an entrance porch and main living room beyond, with an open staircase and an attractive fireplace with gas burning stove. An adjacent cosy snug/family room gives access to the stylish kitchen, fitted with a range of quality units and some integrated appliances. The sunroom links back to the generously sized dining room, full of character, with a stone floor and exposed beams. The study completes the downstairs layout, with a vaulted ceiling and also offering the potential to be utilised as a downstairs bedroom.

To the first floor there is a landing and double aspect main bedroom with a modern ensuite, two further good sized double bedrooms with fitted storage and the boutique house bathroom; again a great size and offering a freestanding bath and separate shower cubicle. The house is double-glazed and oil central heating is in place.

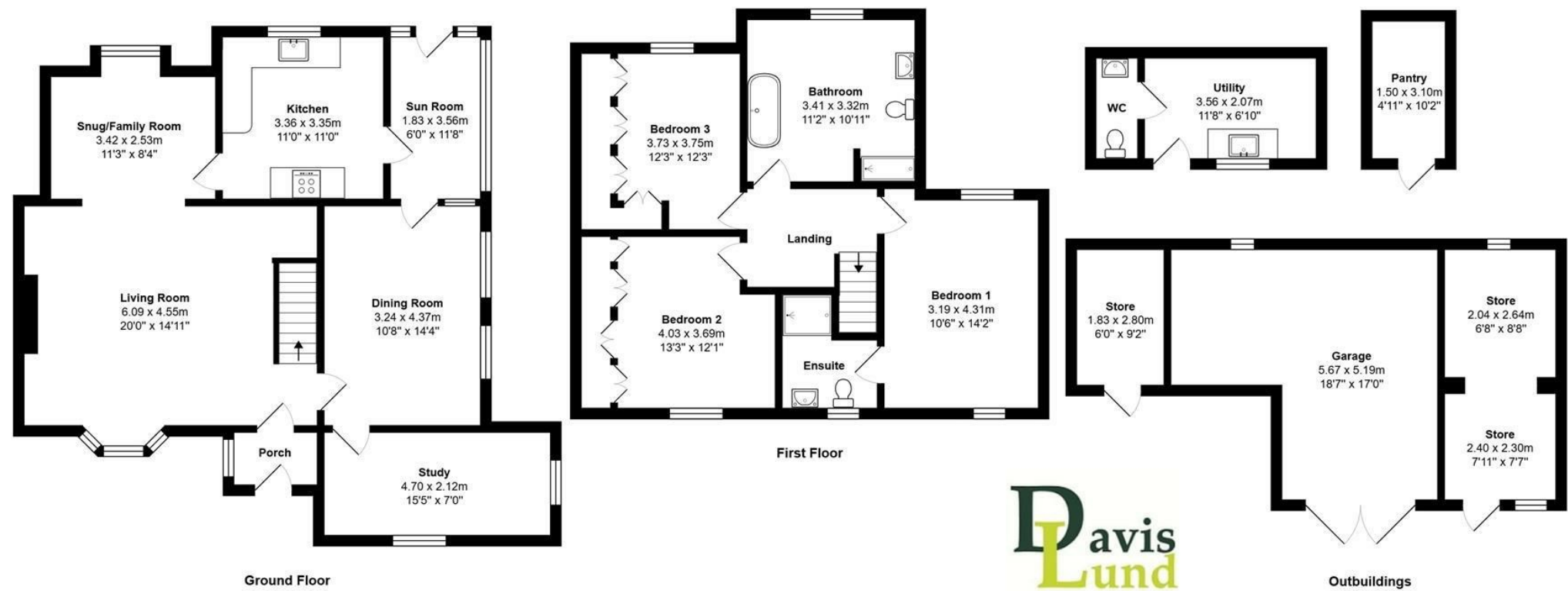
Stepping outside, gated access leads to the driveway for several vehicles and a range of stone and brick built outbuildings, sure to suit a number of uses. Cottage gardens wrap around the property, being well established and offering numerous seating and entertainment areas, catching the sun throughout the day. There is, a further brick store a concealed oil tank and laundry/utility room, which also offers a WC.

Properties in Marton-le-Moor are rare to the market and an early viewing is advised on this lovely chain free home that really does demand an internal inspection, to appreciate the space, quality and tranquil setting on offer.





Floorplan





EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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

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