





Accommodation

Ivy House is an imposing and attractive detached period home, revealing generously proportioned three double bedroom accommodation, whilst also offering lovely gardens and parking for numerous vehicles. The stunning property is packed with charm and character, retaining many lovely period features. The property is sure to appeal to a variety of purchasers, whilst it is also offered to the market with no onward chain.

Situated in the highly desirable village of Wath and occupying a handy location, the property benefits from ease of access to transport links including the A1, whilst also being just a short drive from Ripon and an array of amenities. The village of Wath offers a public house, plus a great community spirit and there is no wonder properties in Wath are in high demand.

To the ground floor, the main entrance door leads into the hallway, with stairs rising to the first floor and access to the two main reception rooms, both of which are a good size, complete with fireplaces and exposed ceiling beams, whilst one features a range of fitted storage units. The inner hallway offers an understairs storage cupboard, whilst the kitchen/diner comes equipped with an extensive range of units and some integrated appliances, including a Rayburn range cooker. Access is available to the rear garden, whilst a utility room, WC and cloakroom/boot room complete the downstairs layout. On the first floor there is a landing, three very generous size double bedrooms (two with storage) and the house bathroom, again a great size and offering plenty of scope to update and reconfigure.

Stepping outside, there is an open cobbled area to the front of the house, with a pathway to the front door. A paved driveway provides parking to the side, whilst gated access also leads to the low maintenance, enclosed cottage garden, which also offers two brick outbuildings and houses the oil tank. A further fenced and lawned garden is also situated to the side of the house, somewhat of a blank canvas and offering lots of opportunities.

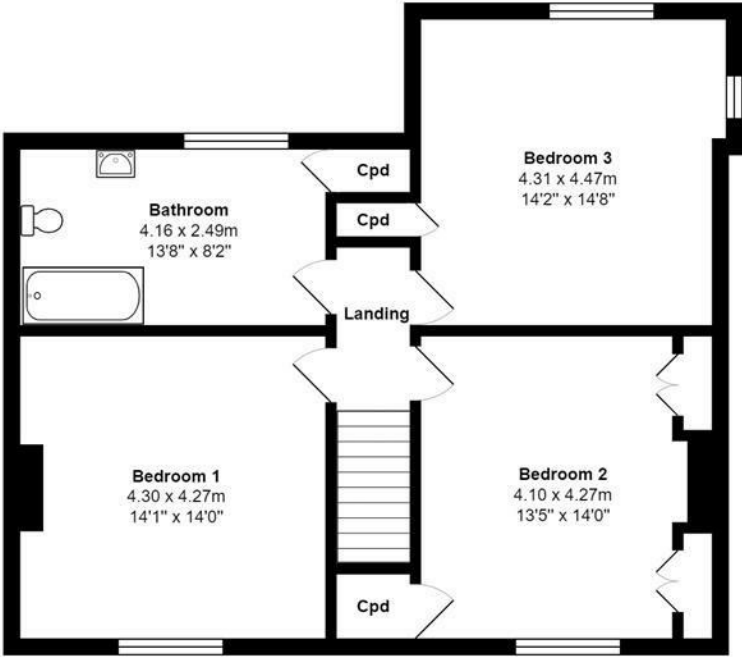
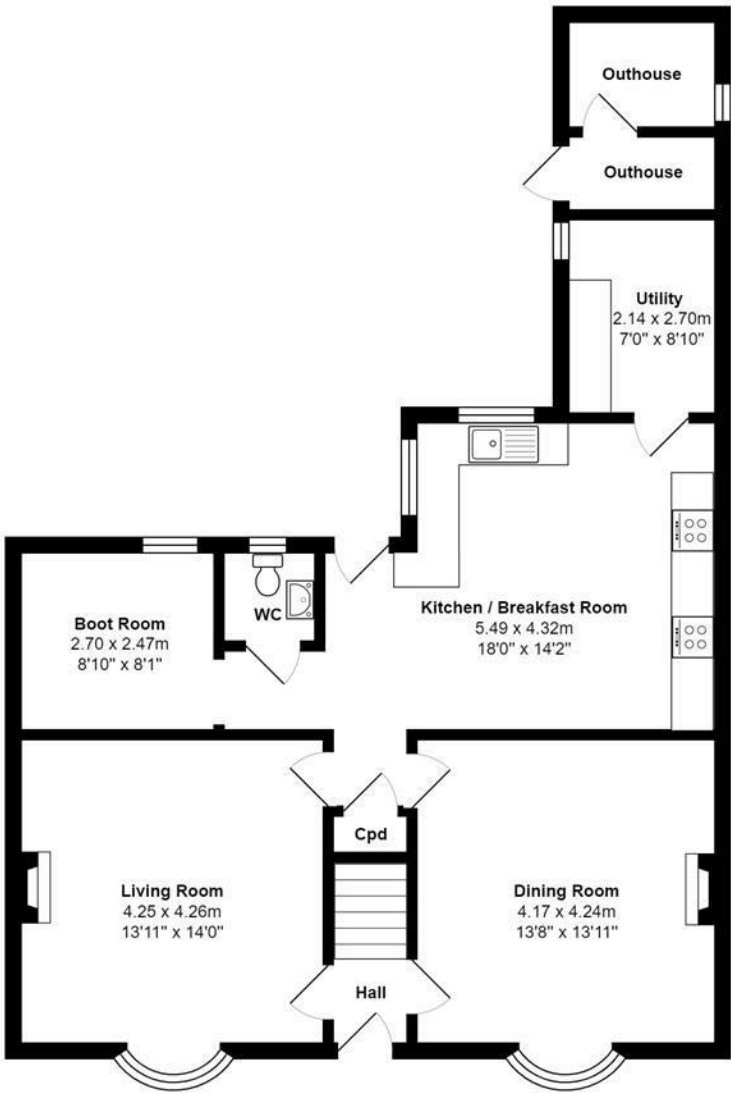
Close by, there is a double garage/studio, currently owned by the same owner, this is also offered for sale subject to separate negotiation.

With spacious accommodation and in such a scenic location, an early viewing is advised on this charming and highly desirable home.





Floorplan





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

