

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

Sharow  
Ripon  
North Yorkshire  
HG4 5BQ  
Guide Price £830,000





## **Accommodation**

A grand four bedroom village residence, revealing a charming and extremely spacious interior, extending to approximately 4000 square feet in total, including the large double garage. The property reveals a welcoming interior, whilst also offering some exquisite interior period features, a lovely roof terrace and pretty, well kept gardens.

The property sits on a good size plot of approximately a quarter acre, backing on to open fields and enjoying a lovely outlook. The property was extended just over twenty years ago, now revealing exceptional space and flexibility, making the property ideal for purchasers or families seeking a large period home, in a tranquil setting.

The house sits on the edge of the highly desirable village of Sharow, approximately one mile from Ripon and ideally placed for access to schools and amenities, whilst transport links including the A19 and A1 are readily available. Sharow itself offers a church, playground, primary school and village hall, plus a great community spirit.

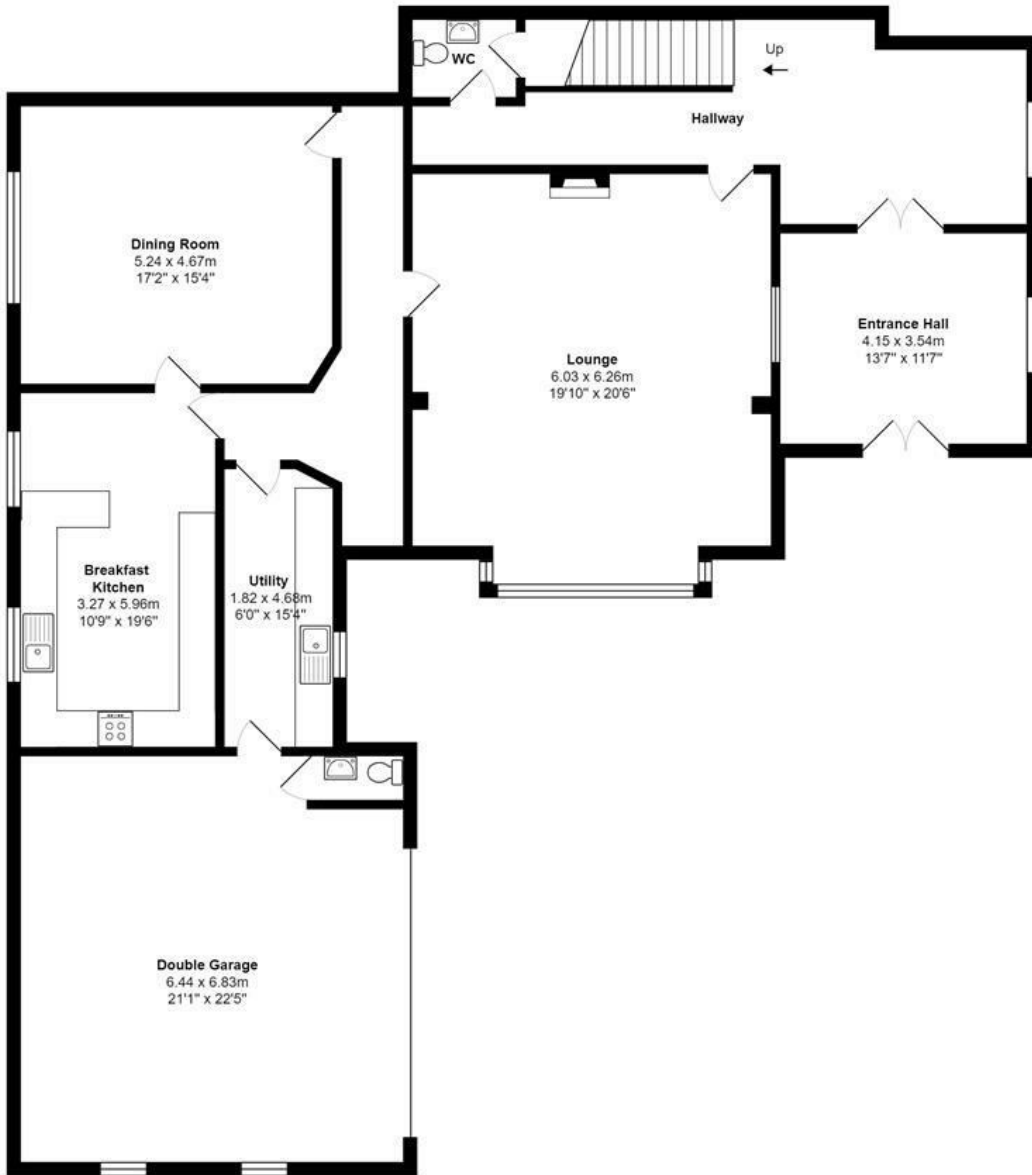
On the ground floor the main entrance doors leads to a sizeable entrance hall and regal inner hallway beyond, with WC facilities, storage and a staircase rising to the first floor. The extended main reception room offers a feature fireplace and large bay window, flooding the room with light. The dining room beyond is once again a fantastic size, making the most of the open views. The well appointed breakfast kitchen comes fitted with a range of units and fully equipped with a range of quality appliances and again enjoying open views. Side access is available to the driveway, whilst there is a utility room and access to the double garage, with electric access door and a handy WC. To the first floor there is a galleried landing with two large storage cupboards, main double aspect bedroom with an extensive range of fitted wardrobes and concealed ensuite, fitted with a range of vanity units and white suite, including twin sinks, toilet, a bath and separate shower. There is a guest suite, again with fitted wardrobes and ensuite facilities, whilst also giving access onto a spacious roof terrace, enjoying a lovely outlook. There are two further generous size double bedrooms, both enjoying lovely views, plus the house bathroom, part tiled and fitted with a three piece suite.

Stepping outside, the property is accessed off a private lane, with gated access leading to the expansive driveway, giving access to the garage and providing parking for several vehicles, whilst also ideal to house a caravan or campervan. The gardens are very private, with high hedge boundaries to the front and enjoying a good amount of sunshine throughout the day. The gardens are part laid to lawn, with a greenhouse, pond and summer house, whilst an extensive patio makes a great entertaining area.

Properties of this grandeur are rare to market and a viewing is required to appreciate the lovely setting and space on offer, whilst this fantastic home is also offered for sale with no onward chain.







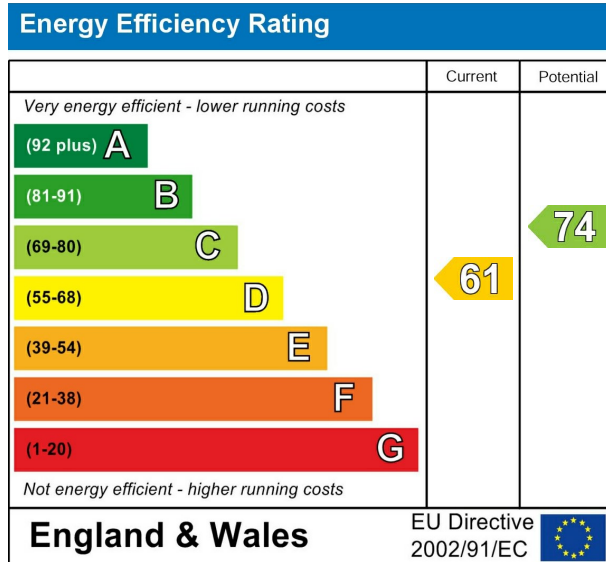
Ground Floor



First Floor



EPC



VIEWING BY APPOINTMENT ONLY - 01765 602233 - [sales@davislund.co.uk](mailto:sales@davislund.co.uk) - [www.davislund.co.uk](http://www.davislund.co.uk)

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