

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

St. James Green  
Thirsk  
North Yorkshire  
YO7 1AQ

Guide Price £395,000





## **Accommodation**

An extremely spacious and beautifully presented period cottage, revealing a stunning interior and offering a handy central location. The property has been renovated in recent years, with quality materials used throughout and the works carried out with no expense spared, which certainly shows in the finish. Care has however been taken to retain the properties charm and character, whilst producing a comfortable and practical family home.

The property offers a lovely sought after setting, just a short walk from the centre and overlooking the pretty green. The location means ease of access to shops and amenities, whilst transport links are also readily available, including the A19 and Thirsk train station just a short drive away. Unusually for a property so central, the cottage also offers great size gardens, which are fully established and provide a peaceful setting.

On the ground floor, the main entrance door opens into a multi-functional reception room, offering storage and a tiled floor, ideal for use as a study or family/play room. This space leads open plan into the kitchen, fitted with a range of units, which also incorporate a breakfast bar. The good size cosy living room offers exposed beams, a wood burning stove and views over the green, whilst a further generous reception room to the rear of the house, again offers exposed beams, whilst a staircase rises to the first floor. The first floor offers a landing with loft access, main bedroom with a display fireplace and a luxurious ensuite shower room, two further generous double bedrooms and the house bathroom, again offering a luxury finish, coming equipped with both a rolled top bath and large walk in shower cubicle.

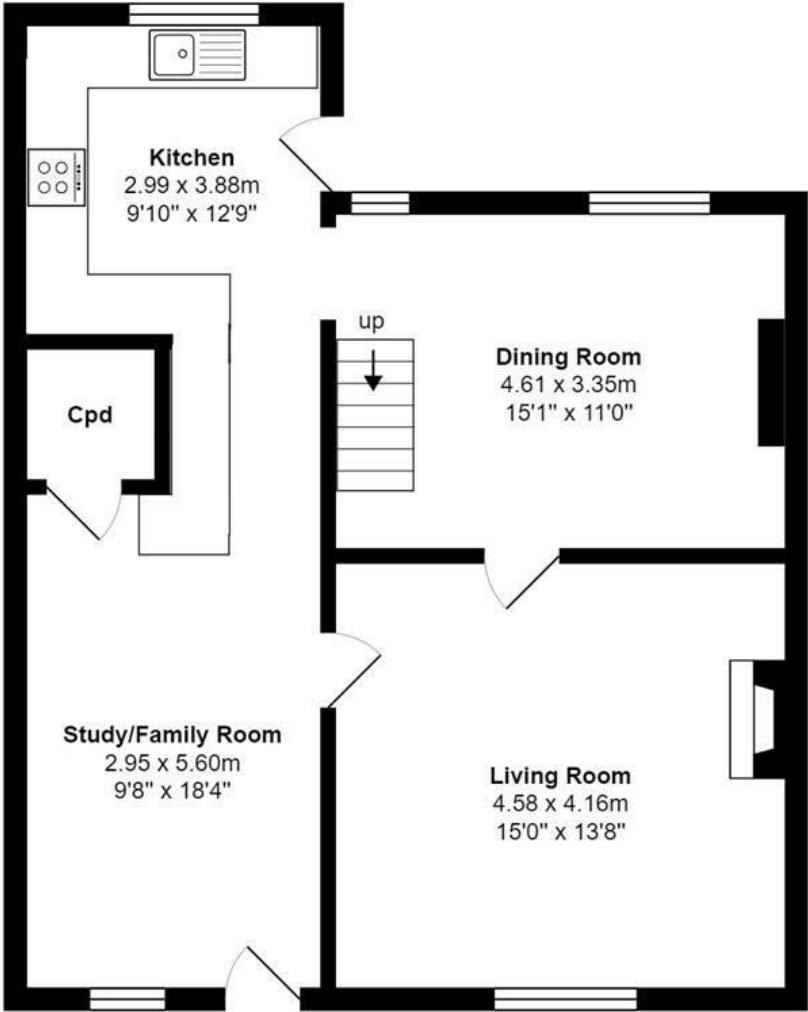
Externally, pathway access is available to the front door, whilst a gate and passageway leads to the rear of the property. There is a paved cottage garden with seating, whilst a pathway continues, leading to the main garden. The garden is fully enclosed, offering a high degree of privacy and a lovely place to relax. There are a number of seating options, whilst there is also a feature pond and greenhouse. The current owner parks to the front of the cottage and whilst this is not officially part of the deeds, verbal permission has been given.

Character cottages of this quality are rare to market and an internal inspection is essential, to appreciate the space, finish and flexibility on offer, which is sure to suit a variety of potential purchasers.

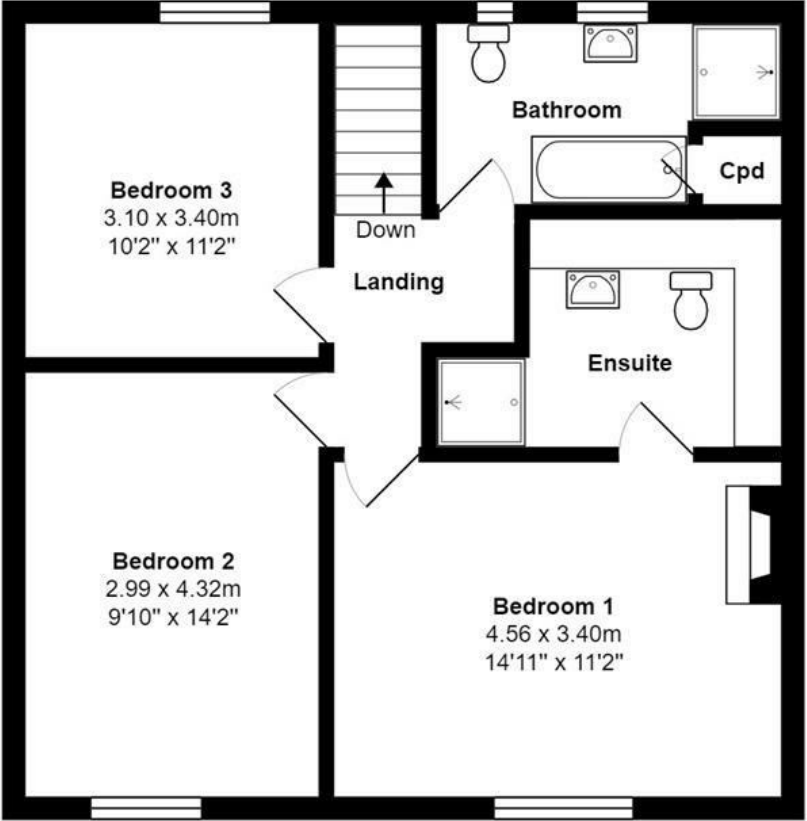




Floorplan



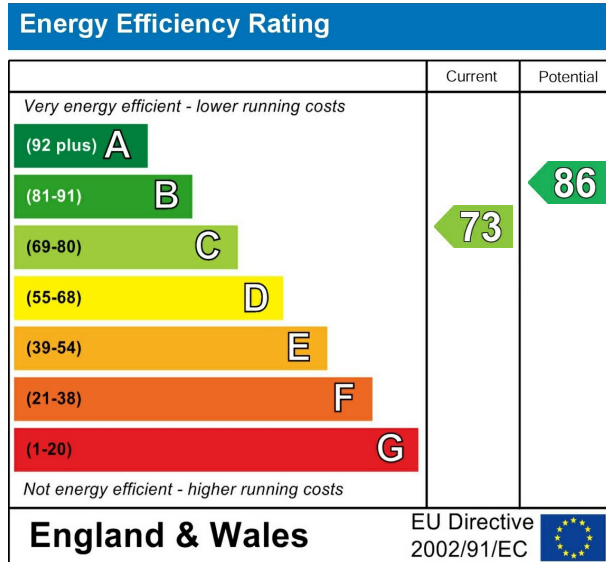
Ground Floor



First Floor



EPC



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