





## **Accommodation**

A beautifully presented character cottage, sympathetically modernised and maintained, whilst care has been taken to retain the properties charm. Extended to the side and rear, the cottage is deceptively spacious, including two good size reception rooms, both with attractive fireplaces and wood burning stoves. The property boasts two generous double bedrooms, plus a stunning house bathroom.

The cottage is situated in the picturesque and highly sought after village of Rainton, located approximately five miles from Ripon, so amenities are available close by. The property is also ideally placed for transport links, including the A1 and beyond, plus national rail networks from Thirsk.

On the ground floor there is an entrance hall with stable door access from the side, cosy living room with brick fireplace and wood burning stove, dining/family room with fireplace and burner, fitted kitchen with some integrated appliances and the utility room, with a tiled floor and further fitted storage units. To the first floor there is a landing, main bedroom with fitted wardrobes, further double bedroom, again with fitted wardrobes, plus the stylish house bathroom, fitted with a modern white suite incorporating both a bath and corner shower unit, finished off with a tiled floor and chrome heated towel rail. The property offers double glazing and gas central heating

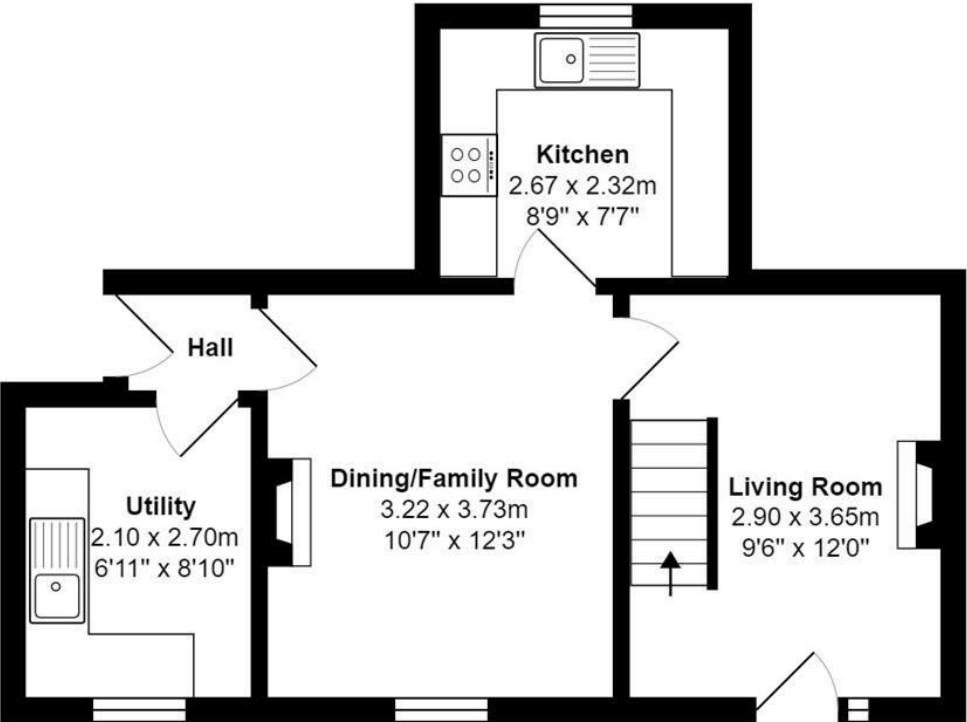
Externally there is a shared courtyard to the rear, giving access to two handy brick built storage sheds. Gated access is available from the side, leading to the side entrance door and also offering a small gravelled area, with enough space for a couple chairs.

A must to view for anyone looking for affordable village living and a character cottage, whilst the property would undoubtedly also make an ideal holiday let. Offered for sale with no onward chain, an early viewing is advised on this lovely home.

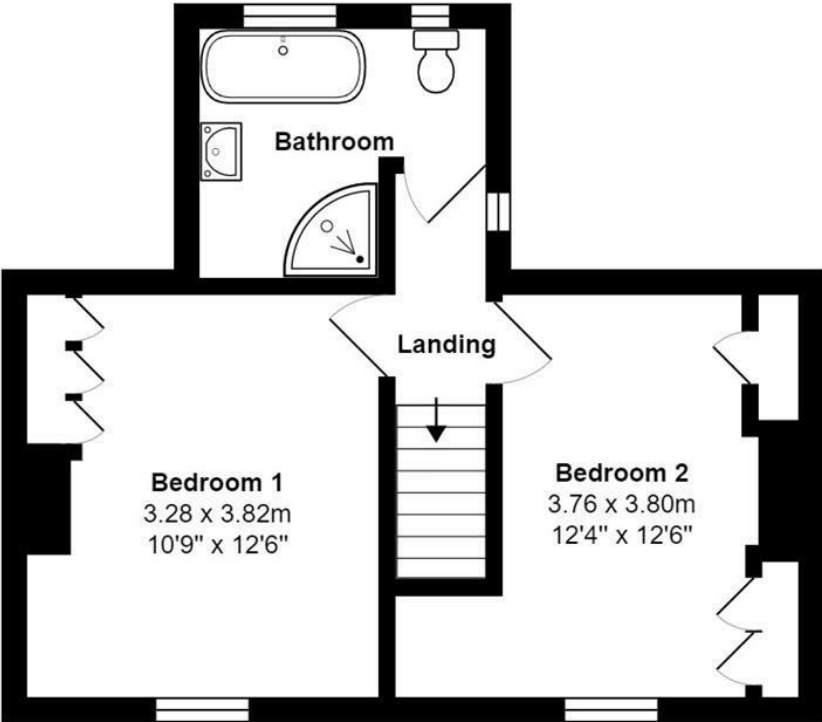




Floorplan



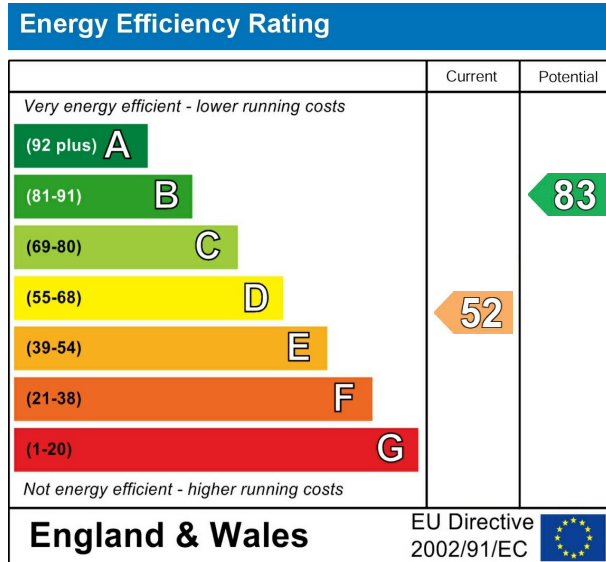
Ground Floor



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.

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