

Davis
Lund

Front Street
Topcliffe
Thirsk
YO7 3RJ

Guide Price £330,000





Accommodation

A quaint and characterful three-bedroom semi-detached cottage, dating back to the early 1800's and located in a highly sought after village, whilst revealing a beautifully maintained interior and many period features.

The property offers deceptively spacious and versatile accommodation, which is immaculately presented throughout. The property has been much improved in recent years, with care taken to retain the cottage's charm and character. The cottage also boasts a lovely enclosed garden, outside storage and a little loo, whilst an outbuilding has also been converted to provide a multi-functional space.

On the ground floor the main entrance door leads to the cosy double-aspect living room, with exposed beams and staircase rising to the first floor. There is a second good-size reception room and a large kitchen to the rear of the cottage with access to the rear garden and being fitted with an extensive range of units, whilst exposed ceiling beams again add character. To the first floor there is a landing with loft access; the spacious loft is boarded and has two skylights and a drop-down ladder. There are three good-size bedrooms and two shower rooms, both being modern and nicely finished, whilst also adding flexibility to the upstairs layout. The property is double-glazed and gas central heating is in place.

Externally the property is set back from the road and the current owner (and previous) utilises the area to the front of the cottage for parking, whilst street parking is also available. Gated access is available to the side, leading to the lovely enclosed rear garden, which offers a high degree of privacy and also attracts plenty of sunshine. The garden is paved and gravelled for ease of maintenance, also offering a handy brick store and outside loo, which has also been stylishly re-fitted. A further brick outbuilding has been converted to create a multi-functional insulated space, sure to suit a number of uses and again adding flexibility.

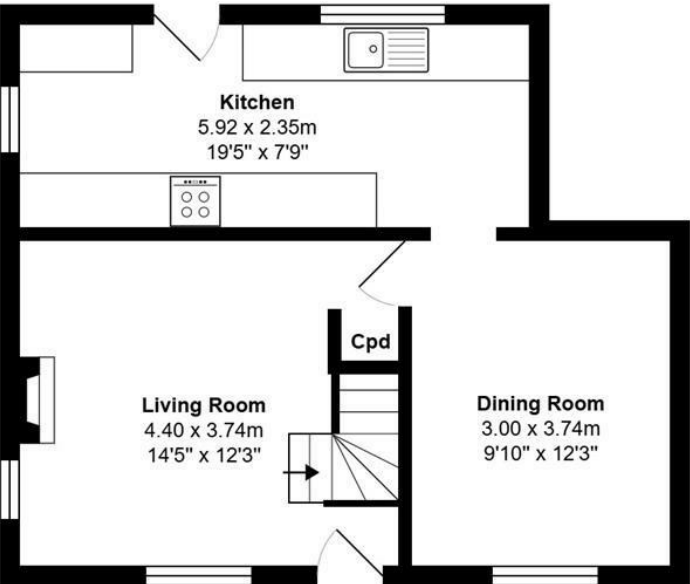
Topcliffe itself offers a number of amenities, including a doctors' surgery, a hotel/restaurant, a public house, a church, a village hall and a post office/general store and ease of access to both Ripon and Thirsk, whilst the property is also ideally placed for commuters, with quick access available to both the A1 (M) and A19, whilst Thirsk train station is only a short drive away, with east coast mainline access to York and London. The bus service Ripon - Thirsk - Northallerton goes through Topcliffe.

This impressive cottage is sure to be of interest to a range of buyers, not least to those looking for a second home or holiday let. An early viewing is advised to appreciate this charming property.

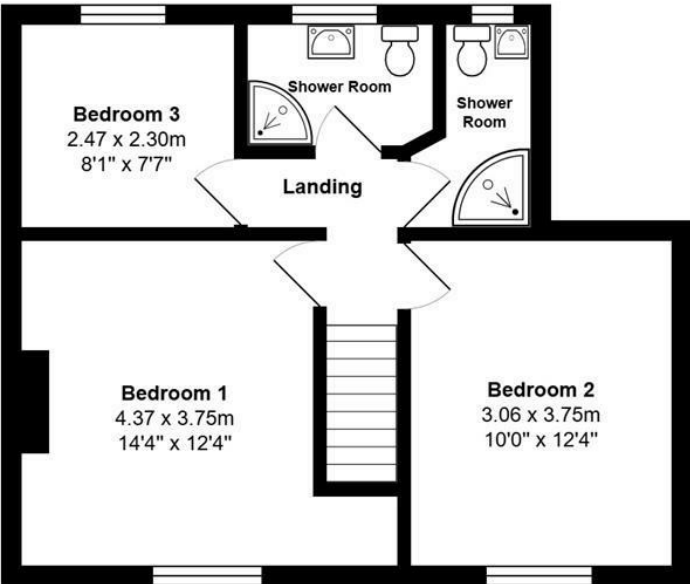




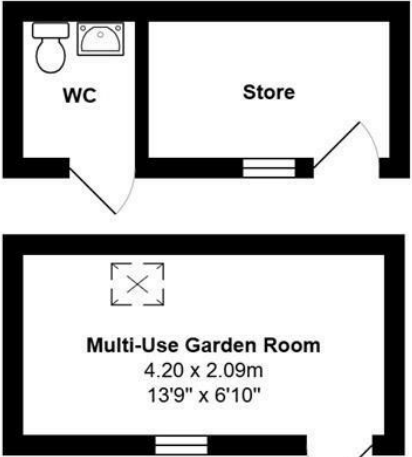
Floorplan



Ground Floor



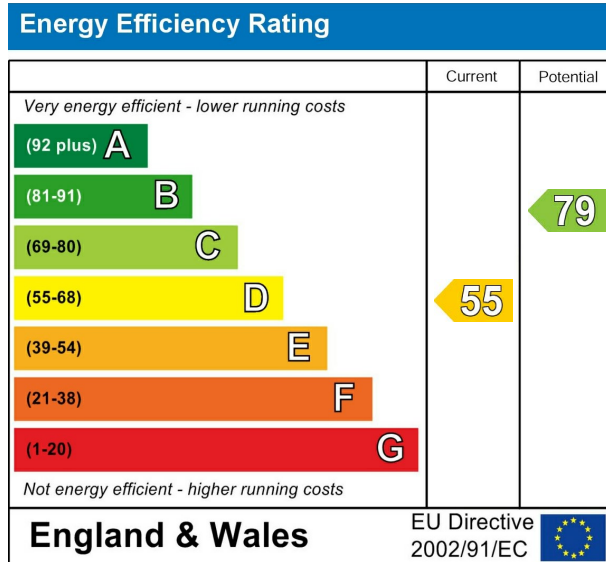
First Floor



Outbuildings



EPC



VIEWING BY APPOINTMENT ONLY - 01845 421010 - sales@davislund.co.uk - www.davislund.co.uk

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