

**Davis
Lund**

**Snape
Bedale
North Yorkshire
DL8 2TT
Guide Price £485,000**





Accommodation

A substantial detached family home, located at the head of a small cul-de-sac and enjoying lovely countryside views to the rear. The house has been very well maintained and quality fixtures and fittings have been used throughout, including the stylish kitchen, bathroom and en-suite, all of which have been upgraded in recent years, to a very high standard.

The house has also been substantially extended, taking the overall floor area to approximately 2200 square foot, whilst also adding flexibility to the space on offer, with four reception rooms. There is still the option to extend over the garage to add further bedrooms, as some of the neighbouring properties have done, subject to necessary consents of course. A porch to the front adds practicality for village living, whilst the rear extension has increased the hall size, added a study/family room, plus also incorporating a lovely garden room, with views over the landscaped gardens and fields beyond.

On the ground floor there is an entrance porch, good size hallway with stairs to the first floor and two storage cupboards, cloakroom/WC, double aspect living room with wood burning stove and double doors leading to the side garden, study/family room with pitched ceiling and skylight, generous size dining room, breakfast/kitchen which is fitted to a high standard with a range of fitted units and some integrated appliances, stunning garden room with a solid roof and tiled floor, utility room with rear access door and a large double garage (15' 10" x 14' 11" (4.83m x 4.54m)) which houses the oil central heating boiler, with up and over door, power and light. To the first floor there is a landing, spacious master bedroom with stylish en-suite facilities and fitted storage, three further double bedrooms (two also having fitted storage) and the modern house bathroom, fitted with a white suite incorporating a bath with glazed screen and shower over.

Externally the good size gardens wrap around the house, giving privacy, whilst also making the most of the stunning views. To the front, a driveway provides parking and gives access to the garage. A gate and pathway lead to the front of the house, whilst the lawned front garden continues down the side of the house, very well stocked with numerous shrub and plant borders. To the rear of the house there are two substantial patio seating areas, leading off the garden room and ideal for dining and entertaining. The lawned rear garden is once again well stocked and a particular feature, with a woodland aspect and access to the village beck to the bottom of the garden.

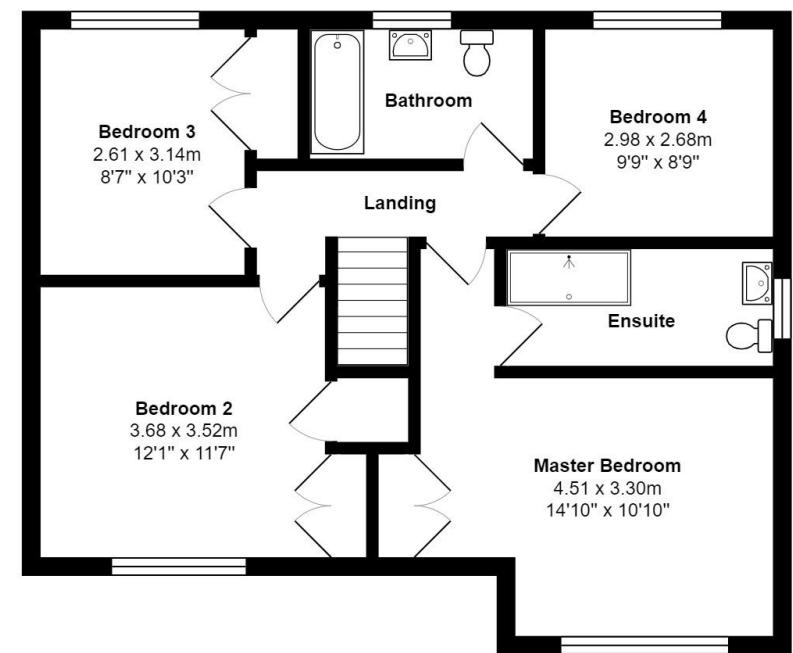
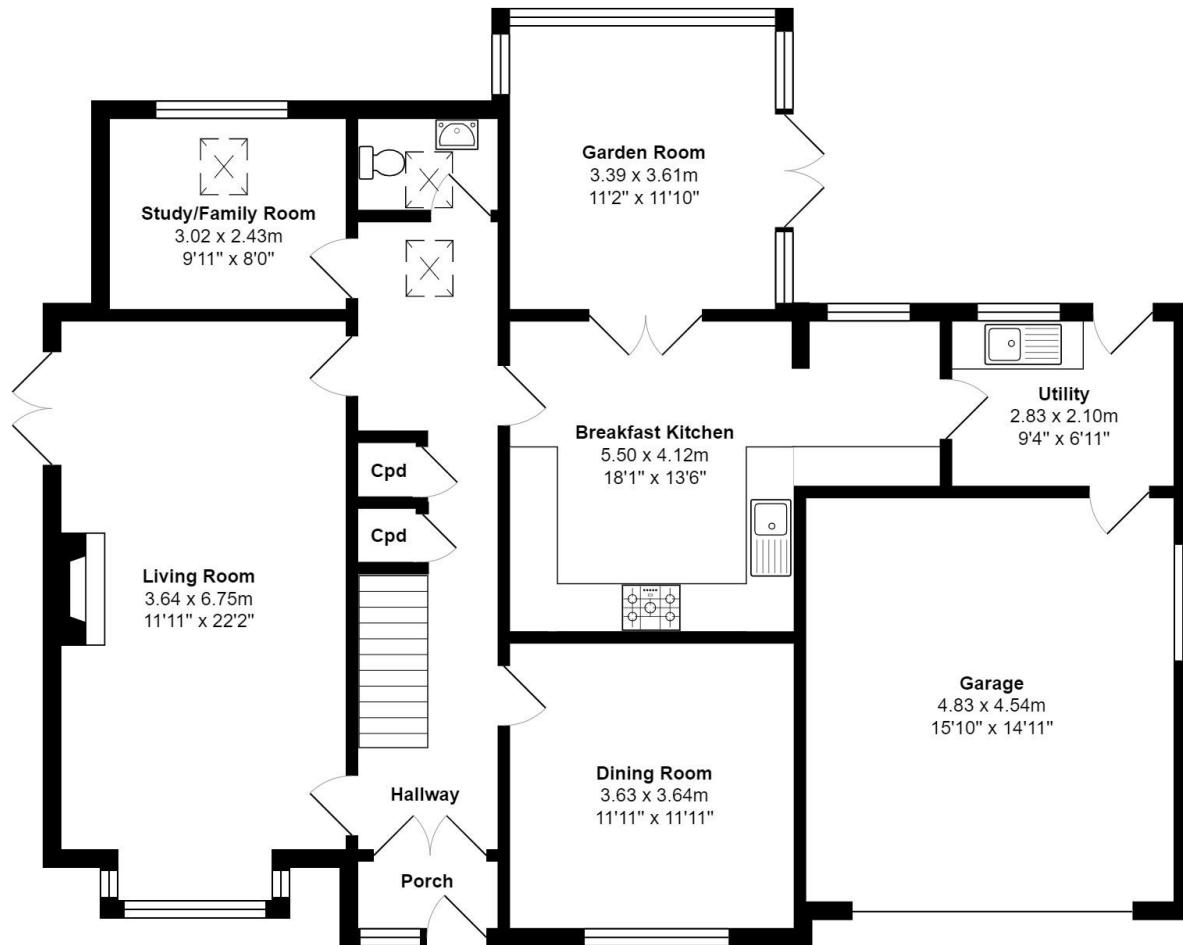
Situated in the popular and highly sought after village of Snape, the property is ideally placed for commuting and access to a number of local towns and cities. Bedale is situated approximately 3 miles away and Masham approximately 5 miles, whilst Ripon, Thirsk and Northallerton are also just a short drive away. Rail links are also available close by, whilst access to the A1 is approximately 5 miles away too.

Family homes of this quality are rare to market and an early viewing is advised to appreciate the space and flexibility on offer.





Floorplan





EPC

VIEWING BY APPOINTMENT ONLY – 01765 602233 – ripon@davislund.co.uk – www.davislund.co.uk

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