



ROSEHILL, GREAT OUSEBURN YO26



# Impressive detached village home with garaging, outbuildings and tennis court.

Rosehill is substantial detached family property offering period charm. It has been sympathetically enhanced and updated by the current owners and combines traditional style with contemporary home comforts.

This exceptional village house boasts luxurious fixtures and fittings throughout including marble floors, under floor heating and a recently installed bespoke kitchen.

The generous accommodation is arranged over two floors and extends to in excess of 3,600 sq ft. It briefly comprises a welcoming central reception hall, generous drawing room, cloakroom with w/c, cosy sitting room, formal dining room, breakfast room, fully fitted kitchen with island, inner hallway, and rear lobby.

To the first floor an impressive galleried landing provides access to a large principal suite with double bedroom and spacious en suite bathroom. Across the other side of the landing there are four further bedrooms, serviced by two further bathrooms.



**Tenure**  
Freehold

**Local Authority**  
North Yorkshire Council

**Council Tax Band**  
Band H

**EPC Rating**  
E





## Outside

Externally the property is approached via double opening gates leading to an enclosed courtyard area which is flanked by outbuildings, and fronted by a private cottage which the new owner of Rosehill would be offered first refusal to purchase in the future. There is parking and pedestrian access over the courtyard area for the neighboring cottage.

In addition to a double garage there is a sizeable L-shaped outbuilding - currently comprising five stables and a useful w/c. Electric light and power are installed. This outbuilding is ideal for those with equestrian interests but could also lend itself well to other potential uses.

The property is surrounded by well matured private grounds including a beautifully laid out garden with stone paved terrace to the front, and a traditionally styled rose garden to the side. To the rear there is a tennis court, a further lawned garden and an enclosed orchard which contains a variety of apple trees.

## Location

Great Ouseburn is a picturesque village surrounded by glorious countryside but benefits from being within close proximity of the historic city of York and the popular spa town of Harrogate. Only a few miles from the A59 and the A1 makes it an ideal location to access the motorway network north and south. The rail service from York to London is under 2 hours.

The village itself has a shop and post office, a sports club with excellent facilities and large playing fields. In the nearby market towns of Easingwold and Boroughbridge, as well as York and Harrogate, there are all the day to day facilities and shops one should need. The village hosts a highly regarded primary school with further sought after state and independent schools within a 10 mile radius.



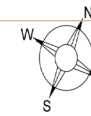
# Services

We are advised that the property is connected to mains water, drainage and electricity. Oil fired central heating.

# Directions - YO26 9RE

From the A59 take the B6265 towards Boroughbridge, proceed for approximately 3 miles and take a right turning signposted to Little Ouseburn. Proceed through the village. At the T-junction turn left, follow the road round over the humpback bridge and into the village of Great Ouseburn. Continue along Main Street passing the post office and village shop on your left, taking an eventual right turning onto Seggans Road where the property will be found on your right hand side.





OUTBUILDING

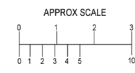
GROUND FLOOR

FIRST FLOOR

FIRST FLOOR

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice

Rosehill, Main Street, Great Ouseburn, York, YO26 9RE



APPROXIMATE GROSS INTERNAL AREA  
 House - 3617 sq ft - 336 sq m  
 Outbuilding - 872 sq ft - 81 sq m  
 Total - 4489 sq ft - 417 sq m

PLEASE CONTACT THE HARROGATE OFFICE - 01423 53 00 88 - 24 ALBERT STREET, HARROGATE HG1 1JT

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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