



Newbury House, Little Ouseburn, YO26





# Newbury House

## Main Street

### Little Ouseburn YO26 9TD

A substantial modern detached family home with heated outdoor pool and garden kitchen/dining area, a detached double garage and far-reaching countryside views.

Cattal mainline railway station 2.7 miles (London Kings Cross 2 hours 13 minutes), Boroughbridge 5.3 miles, A1(M) (Junction 48) 5.4 miles, Harrogate 13 miles, Ripon 12.4 miles, York 14.5 miles, Leeds Bradford International Airport 23.2 miles

Reception hall | Drawing room | Play/family room | Open plan dining/kitchen/living | Utility/boot room | WC | Principal bedroom with dressing area & en suite | 2 Further bedrooms en suite | 2 Further bedrooms/1 office | Double garage | Garden kitchen/dining area | Outdoor heated resistance pool | EPC Rating D

#### The property

Built in approximately 2002 in red-clay brick with hues that vary from russet to autumnal browns. This imposing family home offers a total of 5,068 sq. ft of light filled, flexible accommodation that is arranged over three floors. The current owners have completed extensive renovations over recent years and have enhanced the property further by implementing a sleek modern interior design throughout.

The ground floor accommodation flows from the grand reception hall which features Lapacida tiles and an impressive bespoke staircase that spirals upwards to all three floors, and a seating area both of which have been designed by Westcliffe joiners. Through glass paned double doors, you will find the generous 30ft drawing room with an open fireplace and a triple aspect that floods this room with natural light, and French doors that open out to the heated garden kitchen/dining area. Across the hall

the Lapacida tiles continue to the play/family room with a large front facing bay window with window seating and bespoke fitted cabinetry and desks by Dixon & Cowton.

The heart of the home is the L-shaped open plan dining/kitchen/living space. This magnificent room has been painstakingly created by Dixon & Cowton with built in Sono's speakers, wood effect Lapacida tiles, hand painted navy wall and base units that provide plenty of storage and a large central island with breakfast bar, all with marble worktops. The kitchen features a Gaggenau double oven and warming drawer, sub-zero fridge freezer, Caple wine cooler and a Liebherr drinks fridge. In the dining area there is ample space for a family sized dining table and chairs with an adjacent, concealed bar area. The living area has a vaulted ceiling with exposed beams and a half-glazed roof, with double-glazed French doors out to the garden kitchen/dining area creating the perfect space for entertaining. Completing the ground floor accommodation is a cloakroom and useful utility/boot room with Butler sink, wall and base units in olive green providing further storage and space for appliances.

On the first floor you will find the spectacular principal bedroom with raised platform for the bed and partial dividing wall that separates the sleeping area from the substantial dressing area that has fitted mirrored wardrobes and window seating that overlooks the private back garden and countryside views beyond. A contemporary en suite bathroom marble effect floor and wall tiles, a freestanding bath and separate walk-in shower leads off the dressing area. There are two further sizeable double bedrooms, one of which has a stylish en suite shower room and a modern family bathroom also with freestanding bath and separate walk-in shower enclosure completes this floor.

The property's two remaining double bedrooms are located on the second floor. Both rooms are of an equally large proportion with one of the rooms having a chic en suite shower room. The second room is currently used as a home office and has a fitted cupboards with sink.



















## Outside

The property sits in a generous plot and is accessed via electric double gates to the resin bound driveway and parking area to the front which provides plenty of secure parking for multiple vehicles. The front garden is laid mainly to well-maintained lawn with established apple trees, a hedged boundary and young vines of wisteria that embrace the front of the property.

The driveway continues to a further parking area to the side of the property and to the detached double garage, currently utilised as a workshop with storage above.

The splendid rear garden has been meticulously renovated to create the perfect entertaining space and includes a heated garden kitchen and dining area with pizza oven, BBQ and side burner. This space is perfectly sheltered by an Oak by Design structured roof with huge skylights and faux-grass topping. There is hot and cold plumbing with centralised gas tank to supply the appliances and firepit, all individually isolated. To the side of the kitchen is a sunken seating area with gas powered firepit. The lower level of the garden is laid to lawn with the additional of a raised Millboard composite decking for the 7x3m heated swimming pool with resistance pump for training.





## Location

The south/southeast facing property sits in the middle of the picturesque village of Little Ouseburn, a village noted for its individual high calibre homes and local highly regarded state and independent schools. There is a village hall and church, residing next door to the well-serviced village of Great Ouseburn with village shop, church, primary school and sports field and the renowned country pub the Lime Tree Inn. The fantastic Punch Bowl at Marton Cum Grafton and The Alice Hawthorne at Nun Monkton are also close by with further amenities available in the historic market towns of Knaresborough and Boroughbridge. Little Ouseburn and the surrounding villages all have a thriving community spirit and have many events throughout the year.

Located East of the A1, equidistant between Harrogate and York, it is a highly convenient location for commuters looking for access to the major cities and towns of Yorkshire. The railway station at Cattal is under 3 miles from the property, offering convenient mainline links.

Harrogate, York and Leeds are all within commuting distance by road or rail with the A1 (M) motorway junction 47 and Cattal railway station, both nearby.





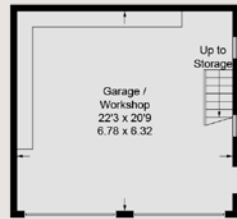
# Newbury House, Main Street, Little Ouseburn, York, YO26 9TD

Approximate Gross Internal Area = 428.4 sq m / 4611 sq ft  
(Excluding Void)

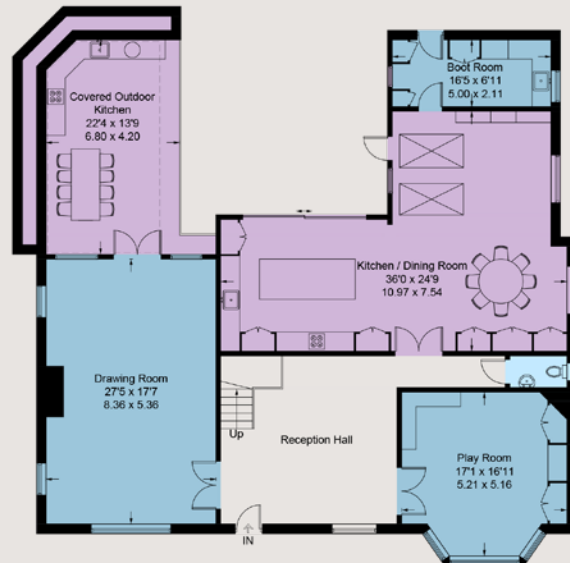
Garage = 42.4 sq m / 457 sq ft

Covered Outdoor Kitchen = 28.5 sq m / 307 sq ft

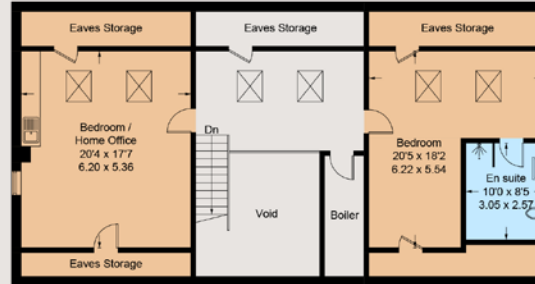
Total = 499.4 sq m / 5375 sq ft



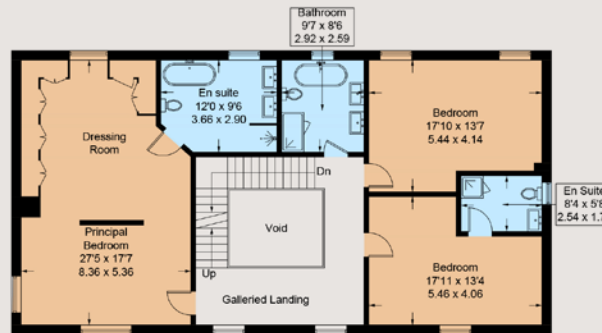
(Not Shown In Actual Location / Orientation)



Ground Floor  
181.5 sq m / 1954 sq ft



Second Floor  
91.6 sq m / 986 sq ft



First Floor  
129.3 sq m / 1392 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1131592)

## Directions

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## General

Local Authority: North Yorkshire County  
Council Services: Mains water, electricity and drainage are installed.  
Oil fired central heating.  
Underfloor heating throughout.  
Heatmeiser Neo stats throughout for remote controlled heating.  
PoE CCTV (8 cameras) digitally controlled through app.  
Rako lighting systems for automated control of feature lighting areas (kitchen and outside areas).  
Council Tax: Band G  
Tenure: Freehold  
Guide Price: £1,500,000



## Harrogate

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