

ORCHARDS

GREAT OUSEBURN • NORTH YORKSHIRE



**Knight
Frank**

ORCHARDS

MAIN STREET • GREAT OUSEBURN
YORK • YO26 9RE

A superb double fronted Georgian family house set in the heart of this popular village

Reception hall • Drawing room
Play room/dining room • Living kitchen/family room
Pantry • Study • Utility room • WC • Master bedroom with en suite and dressing room • 3 Further bedrooms
House bathroom

Detached 2 Bedroom self-contained cottage

Extensive gardens • Paddock • Garaging/barn
Parking for numerous vehicles

In all about 0.97 acres

York 15 miles • Harrogate 15.6 miles • Leeds 29 miles
A1(M) 7.8 miles
(All distances are approximate)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Introduction

Orchards is an attractive double fronted detached Georgian village house constructed of brick under a slate roof.

The spacious and well-presented family accommodation is arranged over two floors with the reception rooms directly accessed from the reception hall and inner hall which include a generous drawing room, play room/dining room and a useful study which leads to a utility room beyond with access to the gardens. The ground floor also offers a separate pantry, WC, boiler room and a superb open plan living kitchen and family room with stone flooring, vaulted ceiling and stunning brick built fire place with wood burning stove. The bespoke kitchen by Smallbone of Devizes boasts handcrafted oak cabinetry with granite work surfaces and integrated appliances. French doors lead out to a delightful courtyard seating area with the extensive gardens and paddock beyond.

To the first floor there is a master bedroom with en suite bathroom and dressing room, 3 further bedrooms and a house bathroom.



Outside

To the front of the property is a stone flagged terrace, raised beds to one side and access to the rear of the property where there is an attractive courtyard and beyond a 2 bedroom self-contained cottage which could be used in a number of ways including ancillary income through rentals, guest accommodation or office.

The mature garden is predominately laid to lawn with herbaceous shrubs and borders, as well as an orchard with a variety of fruit trees including apple, pear, plum and cherry trees this then leads to the paddock.

Solid timber entry gates open to a driveway that leads along the south elevation to a parking and turning area in front of a large well-maintained barn providing garaging/storage, the building has enough height to allow a first floor to be installed subject to the necessary planning permission.

Location

Great Ouseburn enjoys a strong sense of village community with a shop, village hall, highly regarded primary school, cricket club and church, with good day to day amenities also available both in Boroughbridge and the picturesque historic market town of Knaresborough. The A1 (M) motorway Junction 47 is within 10 minutes' drive offering good accessibility further afield with a train station close by at Cattal on the Leeds, Harrogate, York line.

Directions

From the A59 take the B6265 towards Boroughbridge, proceed for approximately 3 miles and take the sign 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. The property can be found on the right hand side in the heart of the village identified by our For Sale board.

Services

Mains water, electricity and drainage. Oil fired central heating.

The cottage has mains water, electricity, drainage and LPG.





Tenure

Freehold with vacant possession

Viewing Arrangements

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Approximate Gross Internal Floor Area

229.6 sq m / 2472 sq.ft.

Barn = 57.3 sq m / 617 sq ft

The Cottage = 57.9 sq m / 623 sq ft

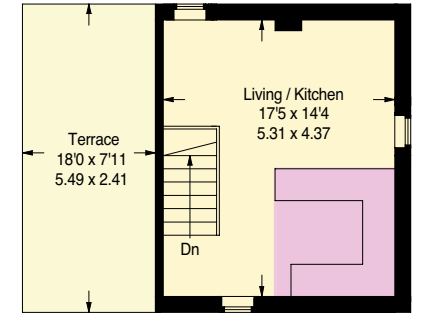
Total = 344.8 sq m / 3712 sq ft



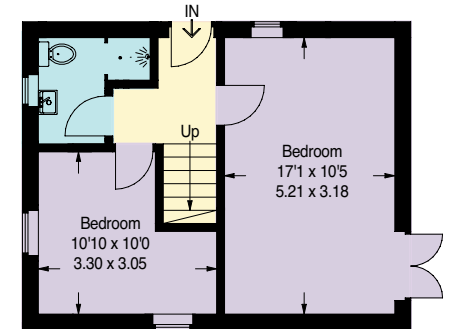
(Not Shown In Actual Location / Orientation)



First Floor



Cottage First Floor



Cottage Ground Floor

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