



BAY HORSE COTTAGE, MAIN STREET  
Great Ouseburn, York



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# BAY HORSE COTTAGE, MAIN STREET

Great Ouseburn, York, YO26 9RE

An imposing detached period village property with large gardens positioned centrally within a popular village, offering accommodation of around 2,800sqft with four bedrooms and four reception rooms.

## ACCOMMODATION

- Detached period home
- Large gardens to the rear
- Four Bedrooms
- Four Reception Rooms
- Driveway and enclosed courtyard for parking
- Popular Village location
- Wide range of amenities
- Perfect for Families



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## Bay Horse Cottage

This superb period family property offers around 2,800 sq ft of accommodation with fabulous gardens to the rear and plot totalling 0.4 acres. Previously one of the three village public houses, the property has been extended and updated by the current owners.

### Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn. A thriving village with wide array of amenities including a large village hall and sports field that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edingburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket and Ripon and York is approximately 12 miles away.





### Ground Floor

The ground floor is accessed via a timber panelled entrance door to the front which leads to a small vestibule which then leads to the main accommodation. Spacious throughout, the accommodation which was updated and extended around 15 years ago comprises four reception rooms to the ground floor including, living room, dining room, office and snug. There is a large dining kitchen, useful utility room and cloakroom/w.c. Leading from the inner hall is access to the larger than average cellar which was once the cellar for the pub.

### First Floor

The first floor has a huge principle suite with bedroom having the benefit of dual aspect windows. There is a dressing room off this with extensive storage and a spacious en suite shower room. There are three further bedrooms all of which are large doubles and a house bathroom.



## Externally

The grounds of the property are a particular feature. The large raised lawn is perfect for families due being fully enclosed and the summer house is large enough to house a ping pong table with ease (approx 7.60m x 4.26m). There is a raised patio accessed via steps off the rear paved courtyard. This provides off street parking for a number of vehicles and is accessed via 2 large timber gates off the gravelled driveway. There are a number of brick built stores off the courtyard and there is a productive Peach Tree that the owners have enjoyed over the years. To the front is a walled and gravelled area offering a degree of privacy from the main street.

## Local Authority and Council Tax Band

Harrogate Borough Council Band E

## Services and Other Information

The property has mains water, electricity and mains drainage with oil fired central heating.

## Particulars and Photographs

The particulars were written and photographs taken June 2022.

## Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500

## Disclaimer Notice

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6. Please discuss with us any aspects that are important to you prior to travelling to the property.

**Bay Horse Cottage, Great Ouseburn**  
Approximate Gross Internal Area  
2928 sq ft - 272 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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