



BACK LANE  
Langthorpe, Boroughbridge



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# APPLEGARTH, 3 MANOR FIELD

Langthorpe, Boroughbridge, YO51 9FE

A phenomenal and spacious family home, bespoke design in the style of a converted barn, with four bedrooms, three bathrooms, amazing entertaining spaces, double garage, additional off-street parking for multiple vehicles and beautifully landscaped garden.

## ACCOMMODATION

Phenomenal Family Home  
Detached Barn Style  
Separate Study  
Private Gardens  
Double Garage  
Exceptional Finish  
Amazing Entertaining Space  
Open Plan Living



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## Applegarth

Bespoke design in the style of a converted barn, Applegarth is a phenomenal and spacious detached family home design to the highest standards. The property has four bedrooms, three bathrooms, amazing open-plan kitchen diner with family area, huge sitting room, double garage, additional off-street parking for multiple vehicles and beautifully landscaped garden.

## Situation and Amenities

Langthorpe is positioned on the northern edge of the thriving market town of Boroughbridge with plenty of amenities, supermarkets and is a short drive away from nearby Harrogate, Ripon and York. There are plenty of good state and independent schools in the local area and excellent commuting with easy access to the A1M and mainline rail connections from nearby Harrogate, York and Thirsk to London, Edinburgh and Manchester.



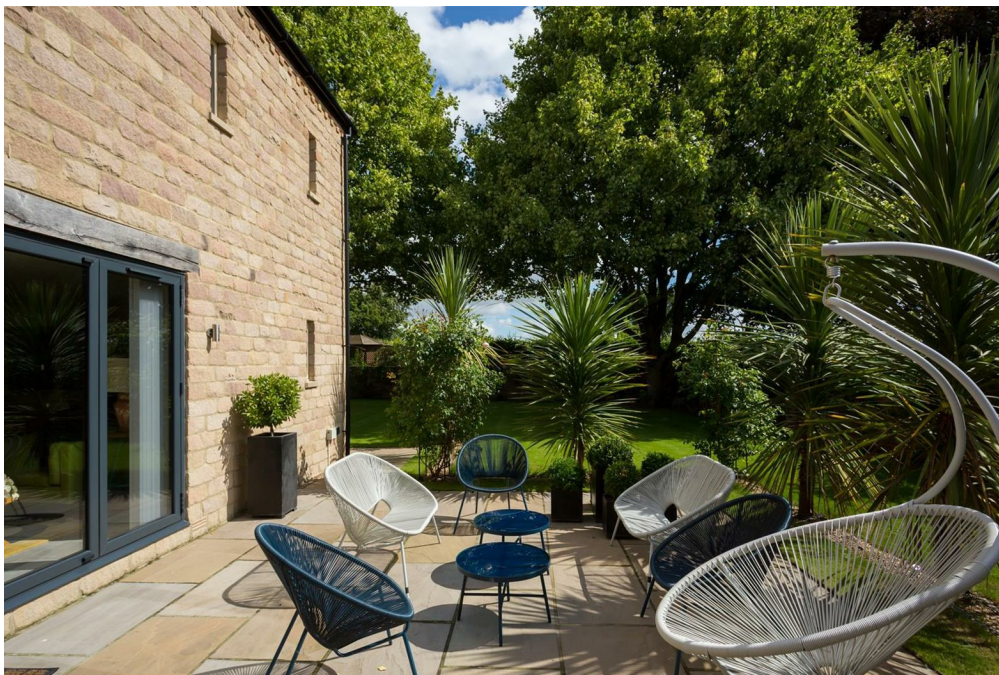


### Ground Floor

The central point of the property is the amazing entrance hall with access to the downstairs WC, utility room and study. To the right is an exceptional sitting room with impressive fireplace with log burner, amazing beamed ceiling and dual sliding doors to the garden. To the rear is the huge kitchen/diner/family area offering terrific open-plan living and an amazing entertaining space with central island. Bifold doors open to the garden and the entire ground floor has underfloor heating throughout.

### First Floor

The first floor comprises four double bedrooms, two ensuite bathrooms and a four-piece family bathroom. The principal bedroom further benefits from having an additional walk-in wardrobe space.



## Garden and Garage

The garden has been beautifully landscaped and cleverly compartmentalised by the current owners. With side access from the front, there is a wrap-around lawned area with a lovely arrangement of trees and shrubs and patio seating area leading to the kitchen and sitting room. To the side of the property is a large double garage and additional off-street parking for up to five cars.

## Local Authority and Council Tax Band

Harrogate Borough Council Tel. 01423 500600

The property is banded F

## Services and Other Information

The property is served with mains water, electricity, mains drainage and gas fired central heating with underfloor heating throughout the ground floor. The house is also insulated to a very high standard and as a result has an excellent Energy Performance rating of B (84).

## Particulars & Photographs

The particulars were written and the photographs taken in August 2022.

## Viewings

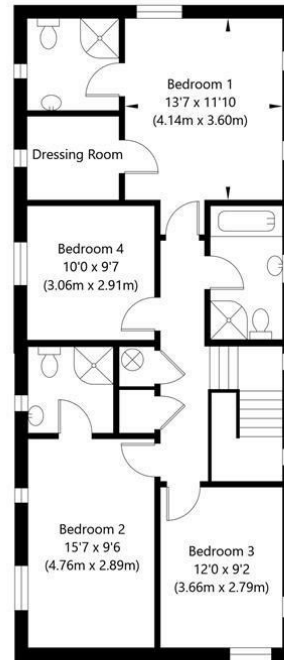
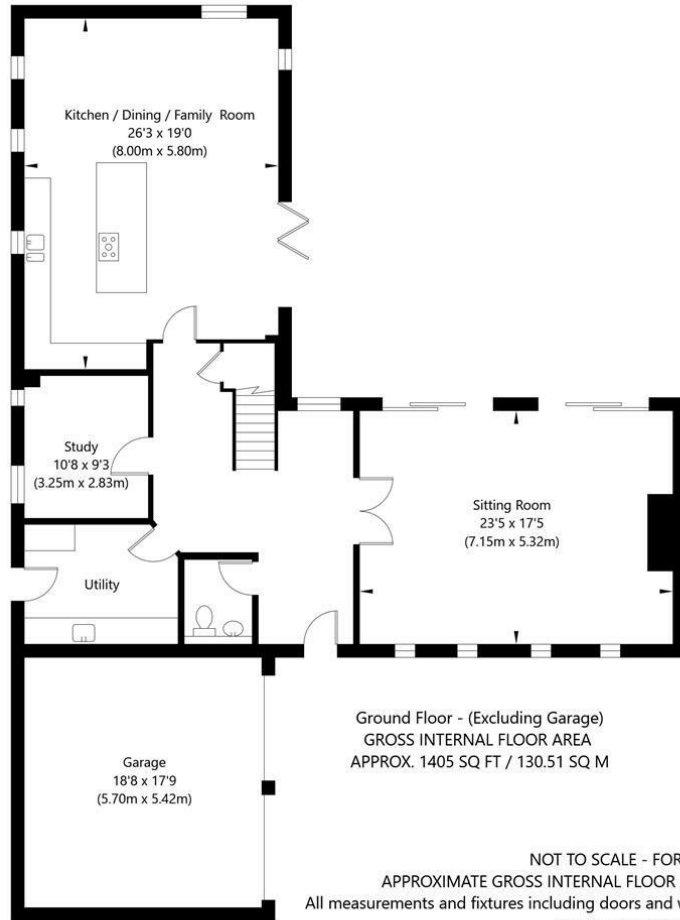
By arrangement with GSC Grays 01423 590500.

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

Applegarth, 3 Manor Field, Back Lane, Boroughbridge, York, YO51 9FE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 2303 SQ FT / 213.97 SQ M - (Excluding Garage)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	84	90
	EU Directive 2002/91/EC	



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