



CAFÉ HOUSE
Baldersby, Thirsk



GSC GRAYS
PROPERTY • ESTATES • LAND

CAFÉ HOUSE

BALDERSBY, THIRSK YO7 4PE

Thirsk 6 miles, Ripon 7 Miles, Harrogate 18 miles, York 28 miles

AN INDIVIDUAL AND DECEPTIVE VILLAGE HOUSE, STANDING
IN SUBSTANTIAL GROUNDS, WITH GARAGING/OUTBUILDINGS
HAVING POTENTIAL FOR ANCILLARY ACCOMMODATION, AND
ENJOYING A CONVENIENT COMMUTING LOCATION BETWEEN
RIPON AND THIRSK

Accommodation

Entrance Vestibule • Sitting Room • Dining Room
Study/Bedroom 4 • Breakfast Kitchen • Cloaks/Shower Room

Central Landing • Master Bedroom • Bedroom 2
Bedroom 3 • House Bathroom

Outside

Large Detached Garage • Range of outbuildings including Workshop and Storage
with potential for Ancillary Accommodation (subject to necessary consents)

Delightful mature gardens affording a high degree of privacy

For sale by private treaty



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Chester-le-Street
Tel: 0191 303 9540

Colburn
Tel: 01748 897610

Hamsterley
Tel: 01388 487000

Lambton Estate
Tel: 0191 385 2435

Leyburn
Tel: 01969 600120

Stokesley
Tel: 01642 710742







Situation

The distinctively named Café House, reflecting its previous use many years ago, occupies a prominent position on the north-eastern edge of Baldersby, a village noted for its convenience being a short drive from junction 50 of the A1 (M) motorway and affording excellent accessibility further afield. The market towns of Ripon and Thirsk are equidistant providing superb amenities that are hard to beat, including numerous shopping and schooling options. There are wider attractions available in Harrogate and York, the latter offering a frequent 2 hour train service to London Kings Cross.

Description

Believed to date from the mid 19th century, with later additions, this lovely enticing home is immaculately presented and offers flexibility of use to suit a range of occupiers. With 3 main bedrooms and arranged over 2 floors, the property as existing comprises some 1700 sq ft with potential for further extension. In addition, the substantial outbuildings could be converted to ancillary accommodation for home working or dependant relatives as an alternative to their present purpose. There are 3 generous reception rooms to compliment a high specification breakfast kitchen. Rather deceptive from the roadside, the property stands in a substantial plot that affords a high degree of privacy being predominantly lawned, interspersed with a variety of mature trees, shrubs and bushes. The rear boundary culminates with a former traditional stable/store that would make a wonderful studio or hobbies room. This a truly unique home that will appeal to the discerning buyer.





Additional Information

Tenure

Freehold with vacant possession on completion

Services

All mains services are installed (No Gas)

Viewing Arrangements

On appointment through the Boroughbridge office of GSC Grays 01423 590500

Directions

Coming into Baldersby on the A61 from Ripon, proceed through the village, follow the bend to the left, then to the right and the property will then be seen on the right hand side. The property is then accessed through the white electronically operated sliding entry door.



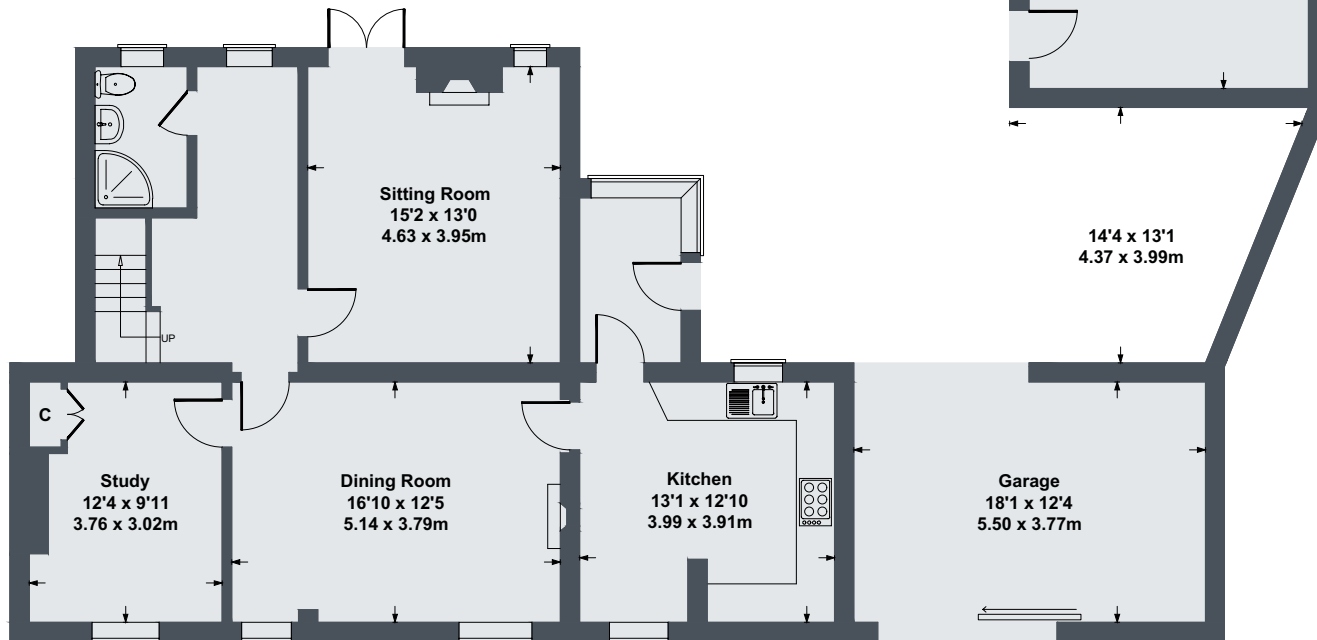
Cafe House, Main Street, Baldersby

Approximate Gross Internal Area
2110 sq ft - 196 sq m

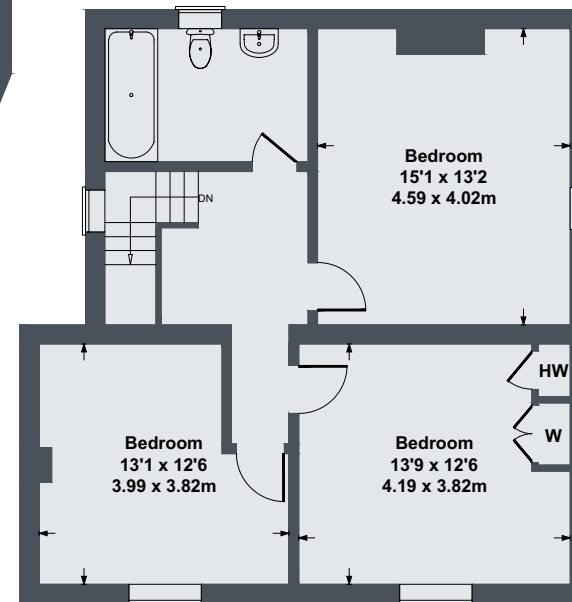
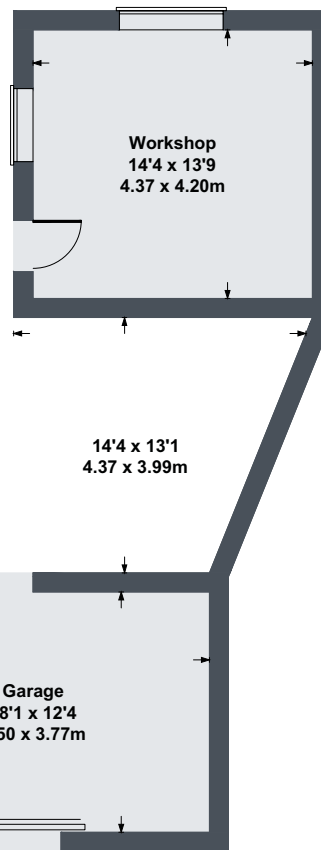
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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.

Produced by Potterplans Ltd. 2022



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	63
(39-54) E	
(21-38) F	26
(1-20) G	
Not energy efficient - higher running costs	

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: November 2022

Photographs taken: October 2022