



MANOR FIELD, BACK LANE
Langthorpe, Boroughbridge



MANOR FIELD, BACK LANE

Boroughbridge, YO51 9FE

A superb executive home finished to exacting standards and being one of 4 constructed in by renown local builders in 2017. Meticulously presented throughout and offering four bedrooms with superb entertainment space and amazing living dining kitchen. The property has an attached double garage and delightful landscaped gardens.

ACCOMMODATION

4 bedroom family home

Excellent location

Perfect for multi generational living

Impressive entertaining space

Wrap around landscaped gardens

Garaging and private parking for multiple vehicles



GSC GRAYS

PROPERTY • ESTATES • LAND

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Situation and Amenities

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





4 Manor Field

Designed and constructed in the style of a barn conversion, the house offers contemporary accommodation which has been enhanced by the current owners to an extremely high standard. The house is flexible in its layout and would be perfect for families or for those needing multi generational living.

One cannot help but be wowed by the entertaining space, including the stunning living/dining kitchen and large sitting room. With four bedrooms, 3 of which have the benefit of en-suite facilities, a wrap around landscaped garden and attached double garage with parking for numerous vehicles The house briefly comprises:

To the Ground Floor:

Reception Hall with engineered oak flooring which flows throughout the majority of the ground floor, Cloakroom/w.c, Sitting Room with wood burning stove and sliding door to the garden with remote controlled blinds. Living Dining Kitchen offering fantastic open plan living with sliding doors to one side and bi-fold doors to the other side, with integrated remote controlled blinds and remote velux roof lights with rain sensors. The vendors have installed practical limestone flooring and like the rest of the ground floor this has underfloor heating. There is a huge centre island with beautiful quartz worktop, integrated Bosch appliances including 2 ovens and induction hob and microwave. The luxury of a Quooker Tap which provides immediate boiling water and numerous other luxurious additions. To the rear of this space a door leads to the utility room where there is room for further appliances and a rear entrance door. Off the hall is a study, large guest bedroom with luxury ensuite (perfect for elderly relatives or those with mobility issues). There is an additional bedroom (currently used as office space) and house bathroom.

To the first floor:

A staircase leads to a landing and bedroom 2 with ensuite and principle bedroom. This is a fabulous space and offers the purchasers a luxurious place to relax as there are remote velux roof lights where you can lie in bed and star gaze with the reassurance that they have rain sensors. Off the bedroom is the extremely spacious ensuite.



Outside

A driveway leads to the property and has parking for numerous vehicles. The driveway leads to a double garage with electric doors and plenty of eaves storage. This could easily be converted to further living accommodation (subject to planning) should the purchasers so wish. There are patios to the front and rear of the property, perfect for alfresco dining and entertaining, and the garden is an absolute delight.

Local Authority and Council Tax Band

Harrogate Borough Council. Band 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 and Photographs

The particulars were created and photographs taken March 2023.

Viewings

By arrangement with GSC Grays 01423 590500.

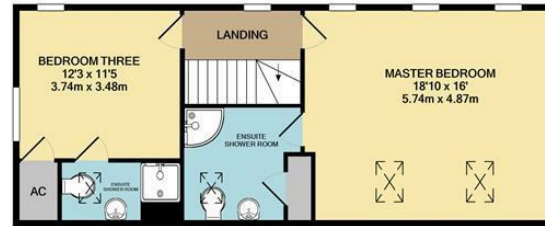
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GROUND FLOOR
APPROX. FLOOR
AREA 1855 SQ.FT.
(181.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 636 SQ.FT.
(59.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 2591 SQ.FT (240.7 SQ.M.)
EXCLUDING GARAGE 2186.2 SQ.FT (212.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

