



HERONSWOOD
Lower Dunsforth, Near Boroughbridge



GSC GRAYS

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HERONSWOOD

Lower Dunsforth, York, YO26 9SA

An exceptional detached family home set in beautiful surround gardens with long gated driveway, double garage, five bedrooms, three bathrooms and potential to extend (subject to planning).

ACCOMMODATION

Detached Family Home
Stunning Condition
Beautiful Village Location
Five Bedrooms
Underfloor Heating
Double Glazing Throughout
Air Source Heat Pump
Potential To Extend



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Heronswood

Located in the heart of this highly desirable village, Heronswood is an exceptional detached family home in stunning condition. Centrally set within beautiful gardens, there are five bedrooms, three bathrooms, an impressive sitting room, plus a large open plan kitchen / diner / living area. Externally there is a long gated drive, double garage and plenty of additional off street parking with the gardens being predominantly laid to lawn. The vendors have recently acquired a small section of the adjacent field which will be a useful addition to the garden space.





Situation and Amenities

Lower Dunsforth is an idyllic and peaceful village surrounded by stunning farmland. The village is equidistant between Harrogate, York and Thirsk and moments from the nearby thriving market town of Boroughbridge with plenty of independent shops, amenities and supermarket. The nextdoor village of Upper Dunsforth is also home to the award-winning Dunesforde Vineyard.

The A1M is only 4 miles, offering easy access across the country and there are mainline railway services from York (16 miles) and Thirsk (18 miles) with regular trains between London and Edinburgh, as well as local services from nearby Cattal (6 miles) to York and Harrogate.

There is excellent schooling in the area with primary schools at nearby Great Ouseburn, Marton cum Grafton and Boroughbridge and upper school provided at Boroughbridge High School. There are also plenty of independent schools including Queen Ethelburga's, Cundall Manor, Ampleforth College, Queen Mary's School and the York and Harrogate schools.



Ground Floor

Entering into a bright entrance hall with beautiful limestone flagstones which continue into the open plan living kitchen area, there is a beautiful and spacious sitting room to the right with dual aspect windows, impressive central fireplace with log burner and lovely oak flooring throughout with stunning timber beams. Further down the hall is the downstairs WC and to the left, the living kitchen / diner / snug offering terrific open-plan entertaining space. The kitchen has a range of integrated appliances, wine fridge, Quooker tap and cleverly designed large larder cupboard. The snug area also has a log burner. To the rear is the practical utility room with sink and space for washer and dryer, and from the kitchen there is access to the garden from the Boot Room area with bespoke designed oak units and hanging space.

First Floor

The first floor comprises the beautiful principal bedroom with dressing area and three-piece ensuite, a guest double bedroom, stunning four-piece Jack and Jill bathroom and further bedroom which is used as a study by the current owners.

Second Floor

On the second floor are two more double bedrooms and a family bathroom with skylights across the entire footprint of the floor which brings in plenty of natural light.

Externally

Accessed via secure electronic gates, there is a long gravel drive with lighting leading to the front of the house with lawned gardens and an array of trees, shrubs and flower beds. To the side and set back is a double garage, which has scope to convert and create an annexe / additional living accommodation, subject to necessary consents. Alongside the garage and to the rear of the plot is the beautiful compartmentalised back garden with stone flagged patio area, delightful lawn with hedging and a selection of flowerbeds and shrubs. Beyond the landscaped area is a recently acquired section of the adjacent field which will be a useful addition to the garden space.

Local Authority and Council Tax Band

North Yorkshire Council. Band G.

Services and Other Information

The property has mains water, electricity, mains drainage and heating serviced from an air source heat pump. The property has double glazing with underfloor heating on the ground floor. Additionally, all bathrooms have individually controlled underfloor heating.

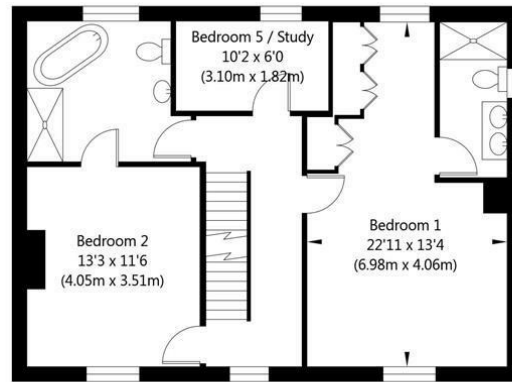
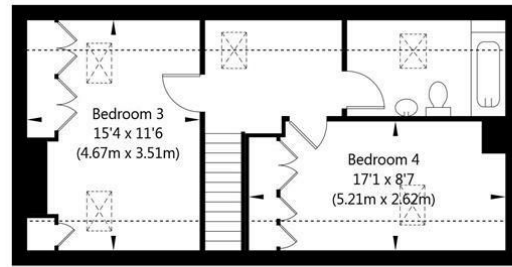
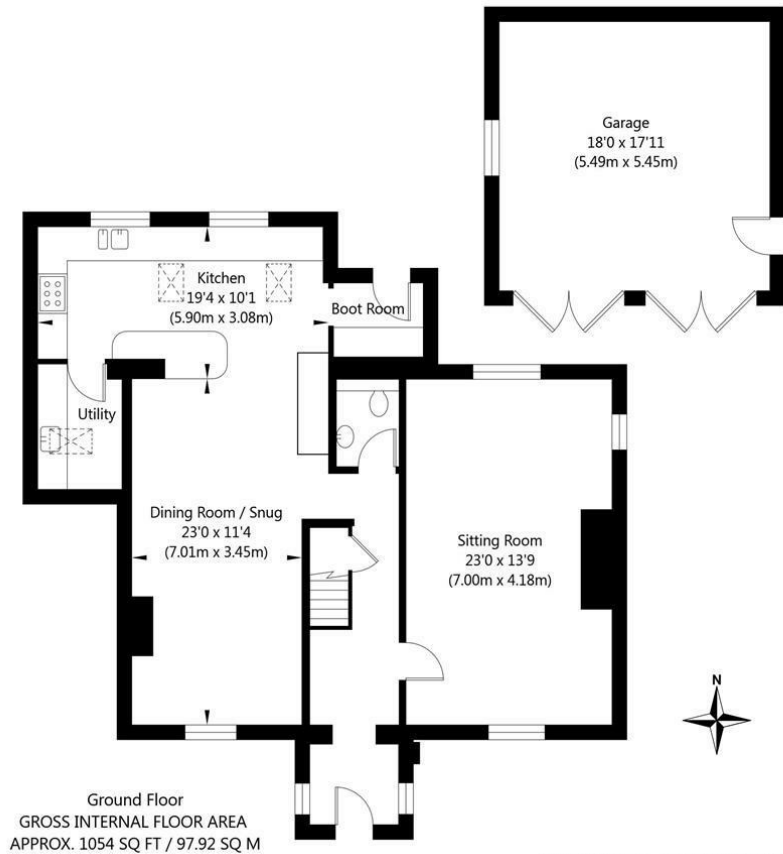
Particulars and Photographs

The particulars were written and photographs taken in June 2023.

Viewings

By prior arrangement with GSC Grays Boroughbridge 01423 590500

Heronswood, Mary Lane, Lower Dunsforth, YO26 9SA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2275 SQ FT / 211.38 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	76
England & Wales	EU Directive 2002/91/EC	



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