



TUTT HOUSE NEW ROW  
Boroughbridge, York



GSC GRAYS

PROPERTY • ESTATES • LAND



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# TUTT HOUSE NEW ROW

Boroughbridge YO51 9AX

Constructed around 25 years ago by renowned local builders AV Styan, Tutt House is an individual 4 bedroomed detached family home positioned on a large plot on a quiet backwater, a stones throw from the centre of Boroughbridge. With stunning gardens to the rear that lead to the River Tutt with various outside entertaining zones and decking area adjacent to the river.

## ACCOMMODATION

Private central location with amazing river frontage plot  
Individual detached home built by renowned local Builders AV Styan and sons  
Currently 4 bedrooms but scope to create further in the attic room  
Fantastic reception rooms with views over the garden  
Amazing outside entertaining zones including a pizza area and Gin Shed  
Covered and heated patio  
Detached double garage and additional car port  
Perfect for families



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## Tutt House

Tutt House is a super home that the current owners have enjoyed since new. They were actively involved in the design of the property cleverly choosing the orientation of the home on the plot, ensuring they maximised the splendid gardens that they have lovingly created. The property currently has 4 bedrooms but has the scope to create more in the attic space and is well maintained throughout. Tutt House has clearly been a much loved family home and the vendors are now ready to pass on the custodianship of their property to another family to enjoy. With superb entertaining zones to the outside the property briefly comprises:

To the ground floor: Reception Hall with impressive return staircase off, cloakroom/w.c, large front to back lounge with fireplace and pretty bay window and doors to the rear with doors opening to the patio. Dining room with French doors, living dining kitchen with French doors leading to the impressive oak framed heated entertaining area. Off the kitchen is a useful utility room.

To the first floor: Return staircase leads to the landing with four bedrooms and the house bathroom off. The master suite is huge and has the benefit of a beautiful en-suite bathroom and walk -n dressing room. Off the landing is the access to the loft room with pull down ladder. The loft space is currently a useful room which would suit as a teenage den, however could easily be converted into further bedrooms and a bathroom (subject to building regs)







## Outside

The property is approached via a gravelled driveway and through timber gates. To the left of the driveway is a timber framed car port and to the right is the double garage that also houses a home office. The gravelled driveway offers parking for a number of vehicles. Paved steps lead to the front door and a path leads to the back garden from both sides. The rear of the property is an absolute joy. The current owners clearly enjoy entertaining and there are various zones including the covered and heated oak framed pergola, paved patio with curved and rendered screening wall, pizza area, gin shed and decking areas adjacent to the River Tutt. There is also a large lawn and many mature trees making this perfect for families

## The Appeal of our Home-The vendors insight

We have loved living in our beautiful home for the last 26 years. It has been a wonderful place to bring up our children - close to all the amenities of Boroughbridge but yet hidden away. The peaceful, private garden is a joy to be in at any time of the year but as we love being outside, we have created lots of different areas to enjoy. We have never got tired of entertaining friends or just sitting relaxing by the gin shed listening to the River Tutt, and all of our friends feel the same way!!





## Situation and Amenities

Positioned off a private road in the centre of Boroughbridge, Tutt House has a superb location with a high degree of privacy. A minutes walk to the High Street ensures that all amenities are close to hand. Boroughbridge has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roelcliffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

## Services

All mains services are connected to the property

## Local Authority and Council Tax Band

North Yorkshire Band F

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## What 3 Words

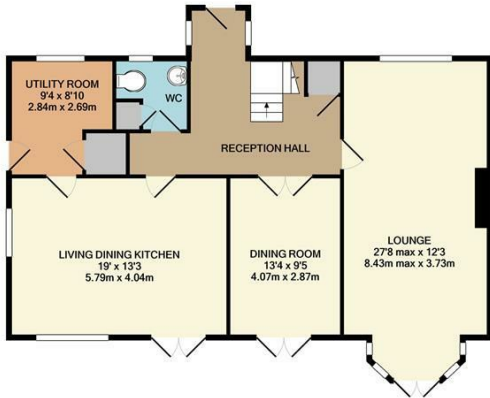
///skills.pizza.refills

## Disclaimer Notice

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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1274 SQ.FT.  
(118.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 755 SQ.FT.  
(70.0 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 295 SQ.FT.  
(27.4 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE, OFFICE & LOFT ROOM 1747 SQ.M. (159.1 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	80
(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>	EU Directive 2002/91/EC	

