



DUNSTAN GRANGE
Main Street, Great Ouseburn



DUNSTAN GRANGE

MAIN STREET, GREAT OUSEBURN, YO26 9RG

Boroughbridge - 4.4 miles, Harrogate - 12.1 miles, York - 16.7 miles

DUNSTAN GRANGE IS A FANTASTIC FOUR-BEDROOM FAMILY HOME WHICH HAS BEEN MUCH LOVED BY THE EXISTING OWNERS FOR OVER 30 YEARS.

Positioned in the sought after village of Great Ouseburn, the property was constructed in the 1990s and has been well maintained and updated.

With immaculate accommodation throughout, gardens to three sides, driveway and garage.

The property would suit a variety of purchasers from younger families to downsizers wanting a detached village home.



GSC GRAYS

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Dunstan Grange

A timber panelled entrance door leads to the entrance porch and through to the hallway. There is a staircase off, with attractive arched window to the front, cloakroom/wc. The lounge stretches from front to rear of the property with an attractive bay window overlooking the garden. There is a feature fireplace and double doors lead through to the dining room. The dining room has attractive timber flooring that flows seamlessly through to the modern kitchen which has been updated over recent years. With Shaker-style units and timber and marble worktops over, this is a most charming space. With large, glazed windows from the kitchen looking over the patio area and garden and double French doors from the dining room, this is an excellent space for entertaining. Off the kitchen is a utility room with plumbing for automatic washing machine and dryer and this leads through to rear porch/boot-room area.

Off the hall is a further reception room currently being used as a study but could equally be used as a playroom for children. A returned staircase leads up to the first-floor landing. The Master Bedroom is found to the rear of the property and has a range of built-in wardrobes and double doors that lead to a Juliette balcony. This is south facing, a delightful place to sit and enjoy an evening drink. Off the Master Bedroom is a large ensuite bathroom which has recently been updated, with separate shower cubicle, slipper bath, low-flush WC and wash hand basin.

There are three further bedrooms off the main landing, built-in storage cupboards and a delightful house bathroom.

Outside

The property is approached through timber gateposts to a gravelled driveway offering parking to the front and side of the property for several vehicles. There is a detached double garage with 2 up-and-over doors with side pedestrian access. To the front of the property is a cobbled wall and a lawned garden which leads round to the side.

To the rear of the property there is an enclosed garden, laid to lawn with terracing and paved patio, access from the dining room perfect for al-fresco dining.



Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn, a thriving village with wide array of amenities including a large village hall and sports field being used frequently for various clubs and activities. There is a fantastic village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well-regarded restaurant. The village also a weekly visiting fish and chip van.

State secondary schools are located nearby in Boroughbridge and Knaresborough with the well-respected Queen Ethelburga's public school is a short drive. The A1 motorway is approximately 5 miles. The nearest railway station is Cattal which is on the Leeds – Harrogate – York line and thereafter mainline trains to London and Edinburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops and boutiques, eateries and a large supermarket. Ripon and York are approximately 12 miles away.

The Appeal of our Home – The Owner's Insight

We live in a beautiful village with all the amenities a family could want. There is a high-performing school with excellent SEN. The village church has a choir and regular services are held. There is a village post-office and store recently refurbished and now offering a cafe. A mobile coffee cart. A thriving village hall where everything from bowls to Pilates takes place and plenty of space for the cricket club outside as well as a childrens play area. The nearby Dunesforde winery also puts on events and runs a bar. The village pub - The Lime Tree offers fantastic food and accommodation for visiting relatives. Once a year the hugely popular Spring Festival brings visitors to the village and raises funds for school, church and village hall, this brings all involved together and the gardens which are open are beautiful to see. We have loved being part of the community as a family, both children thrived at the village school which is sought after. A characterful house with reclaimed brick and wrap around garden. School parking is on the opposite side of the road and with ample drive space parking and access is problem-free. Bus route into town is useful for teenagers as is Cattal railway station 10 minutes away. Boroughbridge is also





10 minutes away within easy reach. Plenty of lovely village pubs nearby and Beningbrough Hall is just 15 minutes away. We have loved beautiful walks from the doorstep. Its time to move on for our next phase now that our children have left home.

Services and other Information

The property is connected to main electricity, water and drainage and there is oil-fired central heating.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not

Local Authority and Council Tax Band

North Yorkshire County Council Band F

EPC

Rating D

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

what3words

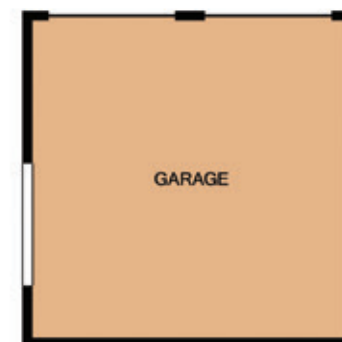
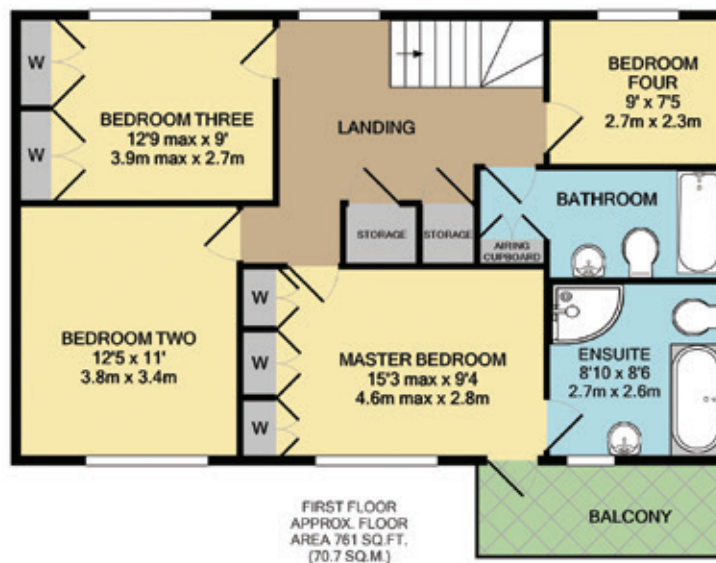
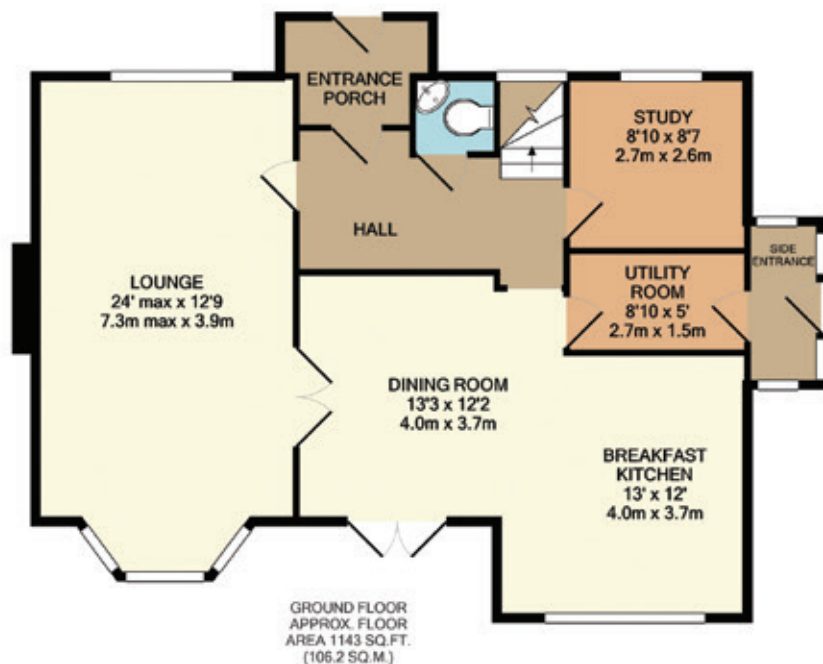
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Viewings

Strictly by appointment with GSC Grays.

T: 01423 590500





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1648 SQ.FT. (153.2 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

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

Particulars written: April 2025

Photographs taken: April 2025

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