



15 WATERSIDE  
Langthorpe, Boroughbridge



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# 15 WATERSIDE

Boroughbridge, YO51 9GE

OFFERED FOR SALE CHAIN FREE - An individual home that has been skilfully reconfigured, being one of four in this historical building. Combining superb contemporary design with original features of the property, this three bedroom property has a loft living feel to the accommodation.

## ACCOMMODATION

Conversion of part of a Grade II Listed former brewery

Beautiful accommodation skilfully reconfigured

Three bedrooms

Two bathrooms

Many original features encompassed in the modern design

Garage and driveway

Large cellar currently used as a utility space

Enclosed garden area to the rear and balcony with river views to the front



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Description

15 Waterside is a super home that has been cleverly reconfigured and redesigned by the current owners. The property offers quirky accommodation which flows beautifully encompassing many original features with the modern additions. The open plan living kitchen is a great space to entertain as it leads to the two outside areas-the patio garden to the rear and the raised balcony to the front with river views. Both perfect for alfresco dining or enjoying an evening drink. With the added benefit of a garage and driveway, this special home offers more than meets the eye. Briefly comprising:

To the ground floor: Entrance hall with generous entrance door, cloaks cupboard and stairs off. Fantastic open plan dining kitchen with extensive range of modern units and integrated appliances. A glazed door leads to the rear garden area and there is a further doorway leading to the cellar. This is a useful area which is currently used for storage but equally could be used as a hobby room. (there is reduced head height in this area)

To the first floor: Stairs lead to the landing which showcases the original beams and exposed steelwork of the Brewery. There are two bedrooms accessed off the landing and the beautiful house bathroom which could easily have featured in an interiors publication.

To the second floor: Stairs lead to the sitting room and the master bedroom and stunning ensuite shower room. ( the master bedroom has access to the loft which is boarded (for extra storage) and insulated).







## Situation & Amenities

Waterside is a delightful development walking distance from the centre of Boroughbridge in the village of Langthorpe. The development has a degree of exclusivity and is highly sought-after. There is a mix of property types including apartments in the Maltings, modern town houses along with conversions of original buildings. This means that there is a mix of ages on the development and makes for a fantastic community. There are many events that take place throughout the year which the residents participate in.

## Outside

Brick and stone steps to the front of the building lead to the attractive wrought iron balcony with railings. This has amazing views over the open space and river beyond. To the rear is the enclosed garden area and paved patio which is accessed from the dining kitchen and from the rear access gate and path. There is a garage positioned in a block opposite the front of the property and driveway providing off street parking. There is additional residents parking to the front of the home perfect for visitors. The residents of Waterside pay an annual maintenance charge and they have exclusive use of the garden area adjacent to the river.





## The Appeal of our Home

From the moment we first saw this house we've loved it! With its history and beautiful river views it has allowed us to create the perfect blend of old and new, in an unbeatable location. Since adding the balcony we eat dinner outside every day throughout the summer, yet can also enjoy the seclusion of morning coffee in our back garden on weekends, to the sound of the weir. We love how its unassuming frontage opens into a bright, warm space with a Tardis-like feel, after our careful renovation made the most of every inch and original feature. Waterside has a safe and welcoming spirit and seasonal events are held on the grass for residents. We feel privileged to have lived here for 12 years and played our part in this building's history in what is a truly unique and special house.

## Services & Other Information

All mains services are connected to the property.

## Local Authority & Council Tax

North Yorkshire Band D

## What 3 Words

///slams.playfully.gallons

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## Agents Note

There is a management cost for Waterside of around £125 pa to cover maintenance of the grounds and public areas.

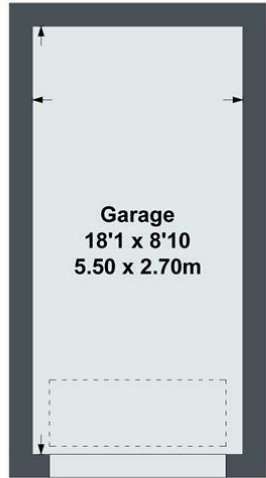
## Disclaimer

GSC Grays gives notice that:

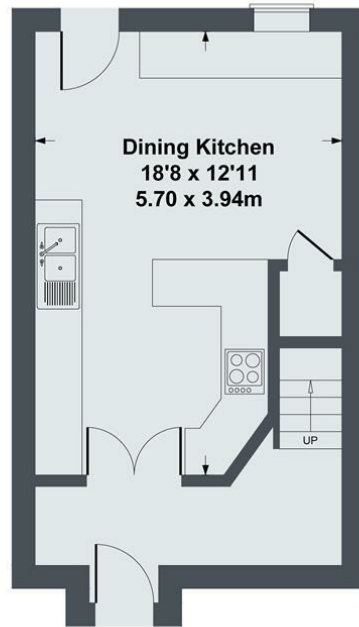
1. These particulars are a general guide only and do not form any part of any offer or contract.
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5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

# 15 Waterside, Langthorpe YO51 9HE

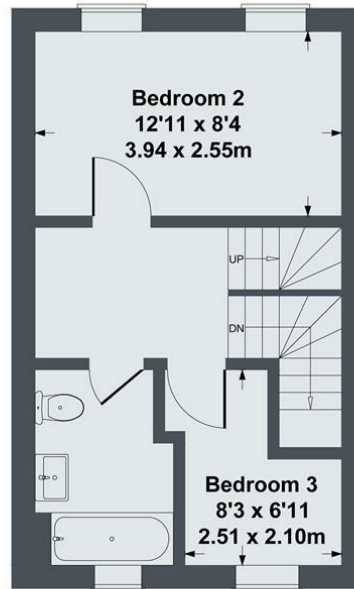
Approximate Gross Internal Area  
1033 sq ft - 96 sq m



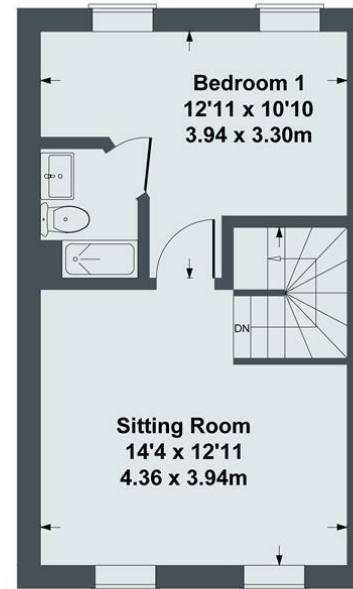
**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>	78	
(69-80) <b>C</b>		
(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	

