



ROWANGARTH
Arkendale Road, Ferrensby



ROWANGARTH

ARKENDALE ROAD, FERRENSBY, HG5 0QA

Ripon - 9 miles, Harrogate - 9 miles, Boroughbridge - 4 miles, York - 18 miles
(distances approximate)

SUPERB DETACHED 3 BEDROOM DORMER BUNGALOW POSITIONED IN THE POPULAR VILLAGE OF FERRENSBY, OFFERING DECEPTIVELY SPACIOUS ACCOMMODATION OF FANTASTIC PROPORTIONS. THE PROPERTY IS SUITABLE FOR A BROAD RANGE OF PURCHASERS AND IS IMMACULATE THROUGHOUT WITH A HIGH DEGREE OF PRIVACY AND FABULOUS GARDENS

Accommodation

Entrance Porch leading to Reception Hall • Lounge
Breakfast/kitchen • Dining Room • Garden Room

Master Bedroom Suite with dressing area with large ensuite shower room
Separate Cloakroom/WC • First Floor landing two attractive seating areas overlooking the rear garden and open fields • Window to front elevation
Built in wardrobes • Bedroom 3 with built in wardrobe • House bathroom

Outside

Gravelled Driveway • Gardens to the front, side and rear • Integral double garage in total, including garage, approximately 2,850 sqft



15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk





Situation and Amenities

The property is situated on the edge of the village of Ferrensby, a popular village, equidistant between the market towns of Knaresborough and Boroughbridge.

The Appeal of our Home – The Owners Insight

Rowangarth is south facing with open views. We enjoy morning sunrises and evening sunsets. The gardens are manageable and enjoy a private position. Entertaining space - especially at Christmas.

Services and other Information

The property is served with mains water, drainage, gas and electricity

Local Authority and Council Tax Band

North Yorkshire County Council Tax Band G

EPC

Rating C

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

///pets.climate.computers

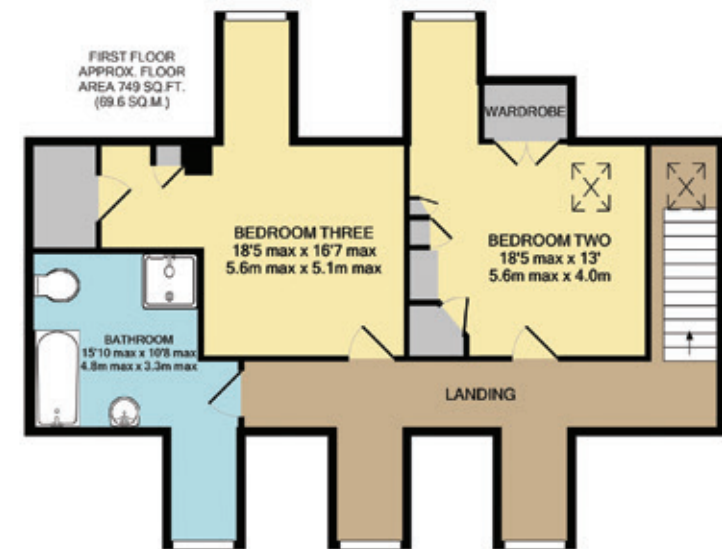
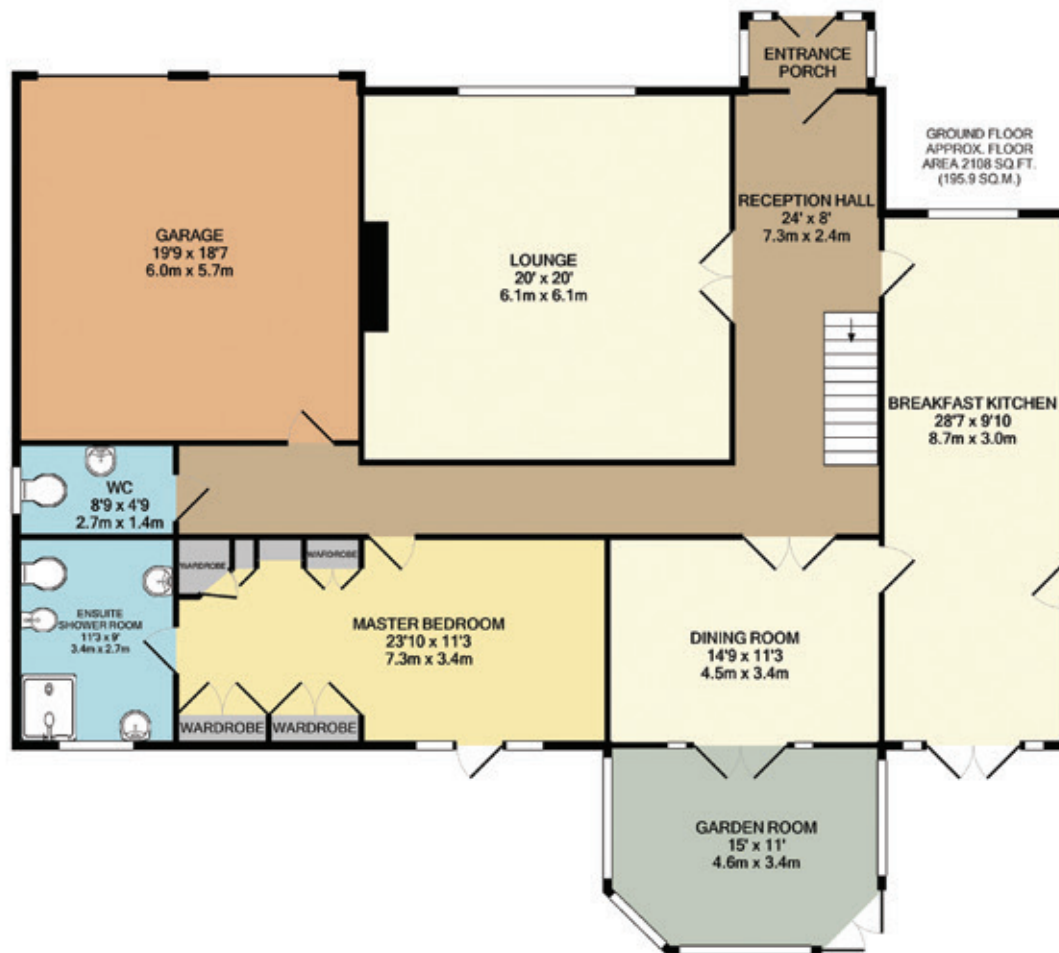
Viewings

Strictly by appointment with GSC Grays.

T: 01423 590500







TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2858 SQ.FT. (265.5 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

Very energy efficient - lower running costs	Current	Potential
(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		

71

78

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, 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 do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
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.

Particulars written: June 2025

Photographs taken: XX XX