



# HIGH MOOR LODGE

Langthorpe, York



# HIGH MOOR LODGE

LANGTHORPE, YORK, YO51 9DZ

Ripon - 4 miles, Harrogate - 14 miles, Thirsk - 9 miles, York - 22 miles  
(distances approximate)

A FANTASTIC EQUESTRIAN PROPERTY COMPRISING FOUR-BEDROOM DETACHED BUNGALOW, LARGE MENAGE, AMERICAN BARN, ADDITIONAL STABLES AND SUPERB GRAZING LAND TOTTALLING APPROX. 5.76 ACRES IN A HIGHLY ACCESSIBLE POSITION



15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW  
Tel: 01423 590500  
[www.gscgrays.co.uk](http://www.gscgrays.co.uk)  
[boroughbridge@gscgrays.co.uk](mailto:boroughbridge@gscgrays.co.uk)

Offices also at:

Alnwick  
Tel: 01665 568310

Driffield  
Tel: 01377 337180

Barnard Castle  
Tel: 01833 637000

Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
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Tel: 01748 829217





## High Moor Lodge

High Moor Lodge is the Equestrians Dream. It offers a combination of detached four bedroom home with delightful gardens front and rear with an equestrian complex directly to the rear, thus enabling the owners site of their equine friends from the moment that they wake and from everyroom at the rear of the house. The property itself comprises a four bedroom detached bungalow which has been updated in part by the current owner. Most notably being the fantastic living dining kitchen from the renown 'Main Pine' kitchen company with stunning electric aga and quooker tap and the reconfiguration of the the garden room. There has also been a utility room extension with lantern roof, a space perfect for cleaning and washing tack and equipment in the winter months.

The property briefly comprises:

Entrance hall, living/dining/kitchen, sitting room, garden room, utility room, four bedrooms, house bathroom and separate shower room/w.c. The property has been well cared for but offers the prospective purchasers the opportunity to put their own stamp on a home.

## Outside

The property is approached through a timber five bar gate leading to off street parking for a number of vehicles. There is a double garage with electric doors, this is currently used by the owners as a gym. To the front of the property is an attractive lawned garden with mature hedge boundaries and trees. The views to the front from the garden are superb and enjoy the sunsets in the west. To the side of the house a further garden stretches round to the rear and there is another attractive lawn and orchard area which enjoys the sunrises in the East and allows you to view the horses in the American barn.







### Equestrian Facilities

A major selling point are the fantastic facilities that High Moor Lodge enjoys. Accessed to the side of the garage through another 5 bar gate, a hardstanding driveway leads through the first paddock and towards the American barn. There is plenty of space to manoeuvre a large wagon or horse trailer and there is a parking area. There are 2 timber stables and a store in the first paddock but the main stabling is in the American barn. This has bespoke stables, two kennels and a tack room. There is scope to add additional stabling should the purchasers require. There is power and light to the barn and a rainwater harvesting system in place.

There are 7 paddocks in total and the large field is currently used as a hay field to provide own forage. This has separate vehicular access for machinery. The paddocks have all been refenced as has the menage, this is larger than average 45m x 30m and perfect for showjumpers.

The property's location is such that it is highly accessible to the motorway network a real bonus for competition yards.

### Situation and Amenities

Highmoor lodge is positioned a 5 minute drive from the centre of Boroughbridge with its wide and varied amenities. The closest village is Langthorpe which has a great local pub and



primary schooling can be found in Kirby Hill, Boroughbridge and Roecliffe. Boroughbridge has a good secondary School and the sought-after Ripon Grammar School is around 15 mins away, along with the public schools of Cundall Manor, Queen Marys and Queen Ethelburgas. The location is a short drive from the equestrian centres in Richmond, Northallerton, Bishop Burton and Stainsby Grange.

#### Services and other Information

Mains electricity and water, lpg heating and shared septic tank. The owners have had this compliance tested and have the relevant certification.

#### Local Authority and Council Tax Band

North Yorkshire County Council – Band E

#### EPC

Rate B

#### 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

///conspire.walks.inspector

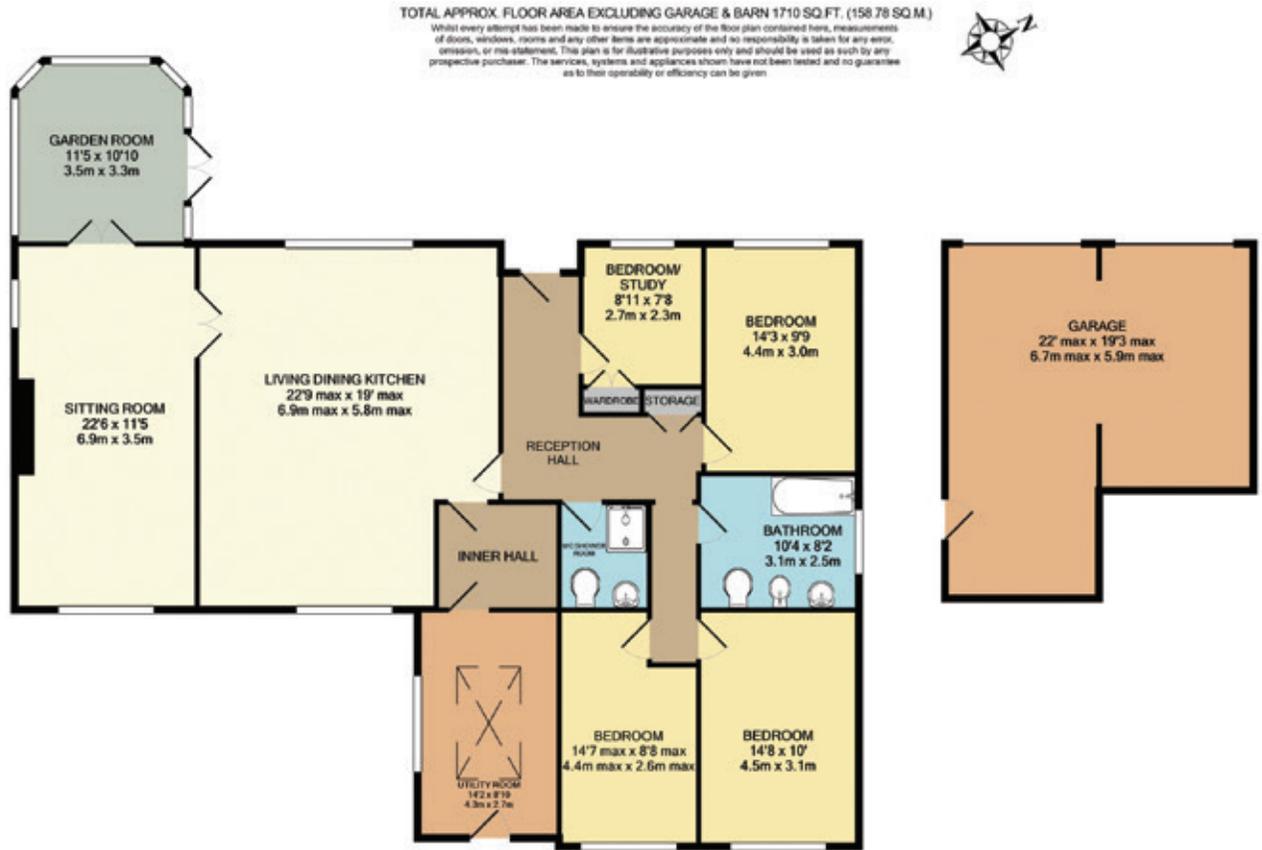
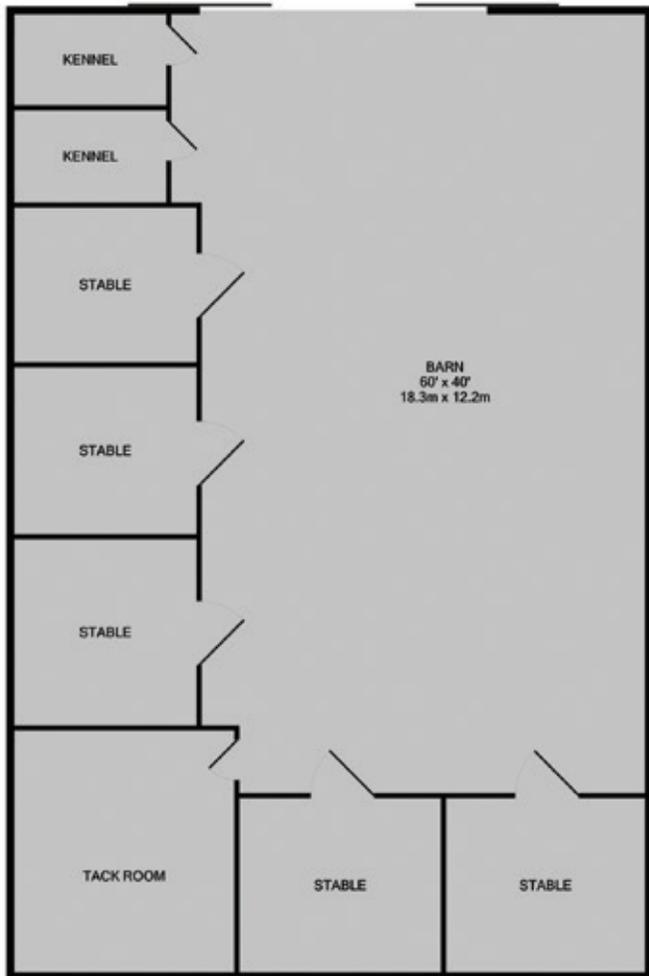
#### Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

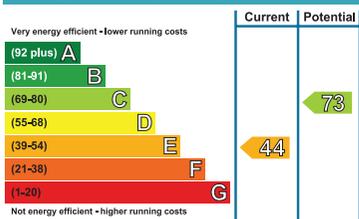
#### Viewings

Strictly by appointment with GSC Grays 01423 590500





### Energy Efficiency Rating



### DISCLAIMER NOTICE:

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1. These particulars, including any plan, 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.

Particulars written: June 2025

Photographs taken: May 2025

