



TITHE HOUSE
Roecliffe





TITHE HOUSE

ROECLIFFE, YO51 9LY

Ripon – 7.9 miles, Harrogate – 13.4 miles, Thirsk – 12.7 miles, York – 20.3 miles
(distances approximate)

**AN ATTRACTIVE FOUR BEDROOMED DETACHED HOUSE
POSITIONED CENTRALLY OVERLOOKING THE VILLAGE
GREEN IN THE POPULAR VILLAGE OF ROECLIFFE**

Tithe House is a most attractive modern property and has been well cared for by the current owner. The property would suit a variety of purchasers from downsizers to families wanting to enjoy everything that the village of Roeclyffe has to offer. Well presented and decorated throughout.



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Offices also at:

Alnwick
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Tel: 01748 829217



Tithe House

Entrance door, Leads to entrance hall and through to reception hall with staircase off and tiled flooring. Understairs storage cupboard, cloakroom/wc. To the right of the hall is a study with views over the front garden and green beyond. To the left is the cosy sitting room with feature fireplace with timber mantel over, brick insert and inset wood-burning stove. To the rear, is the large open plan living-dining-kitchen. To the right-hand side is the formal kitchen with a range of handmade wall and floor mounted units with timber work surfaces over. There is a gas-fired Aga for cooking and an attractive central island/butchers' block with marble worktop over. To the rear of the kitchen area is access to the utility room which houses the boiler and plumbing for automatic washing machine and tumble dryer. Off the kitchen is a large dining area with fantastic patio doors leading out to the rear patio and garden beyond. Adjacent to the dining area is a living area, again with patio doors leading out to the rear garden. This is a super room and lends itself to formal entertaining or a relaxing space for families.

Stairs from the hallway lead to the first floor and the galleried landing. To the rear of the property is the master bedroom with a range of built-in wardrobes and storage cupboards and an ensuite shower room off. The guest bedroom is found to the front of the property and there are two further double bedrooms. The house bathroom has a nautical theme with a claw foot bath, low flush wc, pedestal wash hand basin and an attractive tongue and groove panelling to half wall height.

Outside

The property is approached via a Tarmac driveway through a timber 5-bar gate leading to off-street parking for numerous vehicles. There is a detached double garage with an up and over door and side French doors leading to the enclosed side patio area. To the front of the property is a large lawned garden with attractive wrought-iron railings and mature conifers. This space overlooks the village green and is perfect for families. To the rear of the property is a secure garden



with paved patio, lawn and mature borders. It is clear that the owner has spent a lot of time creating this space. The aforementioned paved patio can be accessed through a wooden door.

Situation and Amenities

The property is positioned off the second village green, directly opposite the Crown public house in the delightful village of Roelcliffe, a picture postcard village a short drive from the market town of Boroughbridge with its wide and varied amenities, including independent boutiques, delicatessens, bakeries, butchers, various eateries and public houses. Boroughbridge has a fantastic primary school with secondary school and large supermarket. Boroughbridge is just off the A1 motorway making it perfect for commuters. The village of Roelcliffe has a popular public house with super restaurant, an outstanding primary school.



The Appeal of our Home – The Owners Insight

This has been a great home, it is practical but feels warm and cosy. It has all the convenience of a modern house but still has character and feels traditional. We really enjoy the privacy and seclusion of the rear garden. But most importantly you really feel at the heart of the village and its welcoming, active community. The wider area has great walks, especially with the dog and lots of amenities and interesting places to visit



Services and other Information

All mains services are connected to the property.

Local Authority

North Yorkshire County Council

Council Tax

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.

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

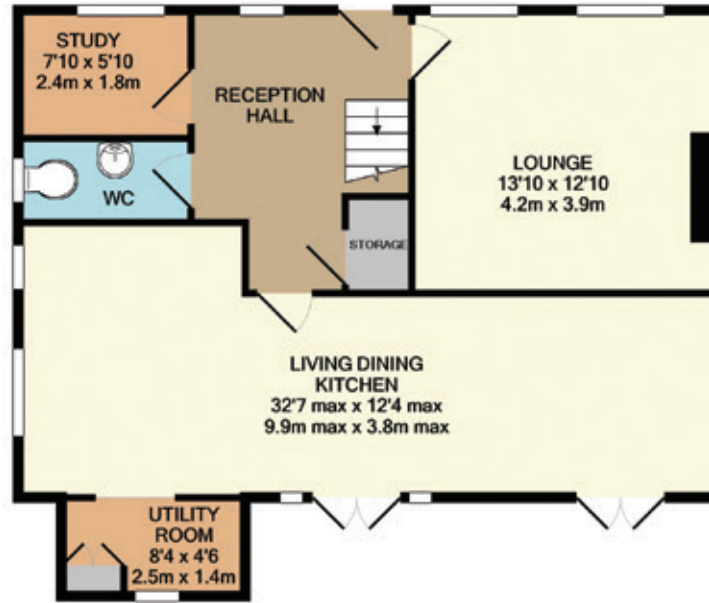
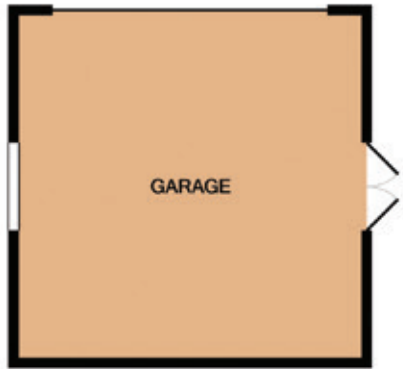
what3words

///handyman.peach.grounding

Viewings

Strictly by appointment with GSC Grays - T: 01423 590500.



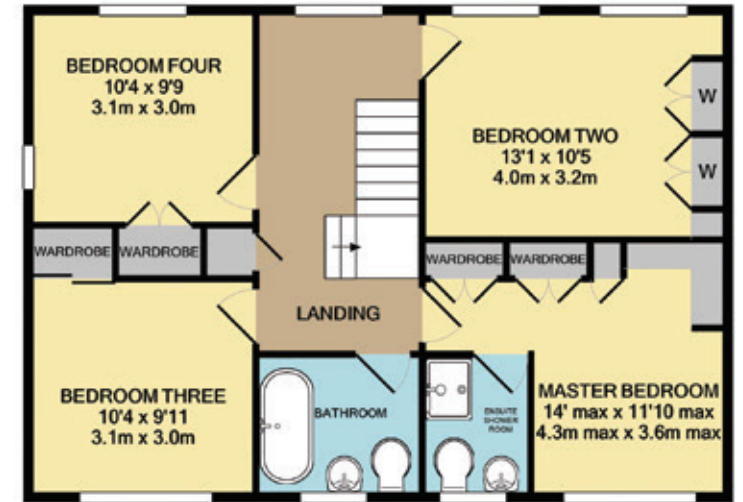


GROUND FLOOR
APPROX. FLOOR
AREA 987 SQ.FT.
(91.7 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1430 SQ.FT. (133 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



FIRST FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(65.0 SQ.M.)

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92-plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.
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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: May 2025

Photographs taken: May 2025