



JASMINE COTTAGE MAIN STREET  
Great Ouseburn, York



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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# JASMINE COTTAGE MAIN STREET

York, YO26 9RE

An absolutely stunning 2 bedroom detached cottage positioned centrally in the village of Great Ouseburn. The property has been the subject of a major renovation program and the owner has enhanced an already beautiful property that you cannot help but be wowed by.

## ACCOMMODATION

Detached Cottage  
Beautiful Throughout  
Handmade Kitchen  
Stunning Bathroom  
Two Bedrooms  
Utility Room With Bespoke Boot cupboard  
Cloakroom/w.c  
Private Paved Patio



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## Accommodation

The property is approached through a pedestrian access gate to the covered passageway. To the left a door leads to the utility room with purpose made boot cupboard and separate w.c. The door to the right of the passage leads down steps to the delightful kitchen. Handmade with beautiful marble work tops over, The kitchen has a range of integrated appliances. There is a superb dining area with built in storage to the side of the chimney breast. Fabulous fireplace with modern wood burning stove and stairs off. To the right of the dining area, are double doors which open and lead to the path and onto the front patio.

Off the dining area is the sitting room. Beautifully decorated this room has a cosy feel, and the shutters on the front window offer a stylish feel and a degree of privacy. The fireplace and wood burning stove make this room perfect for hunkering down in winter months.

The stairs lead to the landing which leads to the principal bedroom to the front. This has the real wow factor and the current owners have enhanced with redecoration. The pitched ceiling and exposed beams add to the feeling of spaciousness. There is a large amount of built in storage a rarity in period cottages, and again the stylish shutters shield the window as seen downstairs. The bathroom has been tastefully updated and has the benefit of a waterfall shower over the bath. To the rear of the cottage is the cleverly extended second bedroom which houses a built in bedframe and storage.







### Externally

The property is approached to the side via a pedestrian access gate. To the right of this is a path. This has dwarf wall boundaries and leads to the patio area. The owners have cleverly planted the raised beds to the side and front with a huge variety of plants and shrubs and the recent addition of screening which provides a high degree of privacy.

### The Appeal of our Home-The Vendors insight

My neighbours are friendly and there is a real community feel to the village, with the shop and post office only two minutes away.





## 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 that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the recent addition of the popular Lime Tree public house and well regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line and thereafter mainline trains to London and Edinburgh.

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

## Local Authority and Council Tax Band

North Yorkshire Band D

## Services and Other Information

The property is serviced with mains water, electricity and oil fired central heating with the addition of underfloor heating. The central heating system was installed in May 2022.

## Particulars and Photographs

The Particulars were written and photographs taken in July 2025

## Viewings

Strictly by appointment with GSC Grays 01423 590500

## Agents Note

There is a right of access down the passage for the neighbours to take refuse out etc.

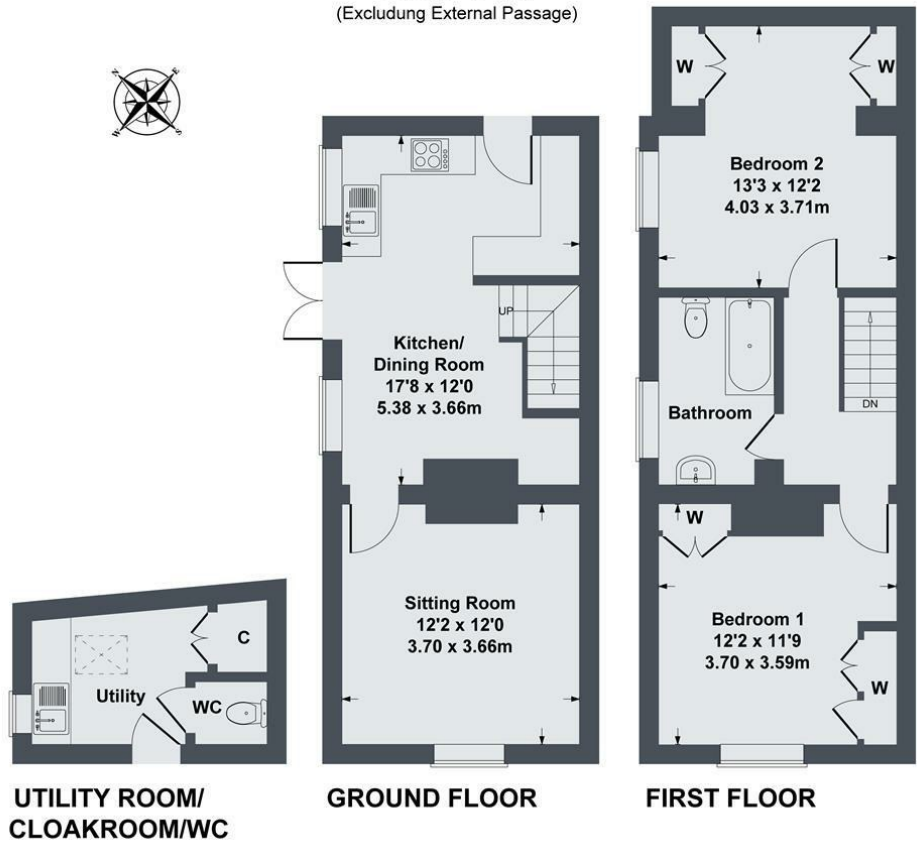
## Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.

# Jasmine Cottage, Great Ouseburn

Approximate Gross Internal Area Including Utility  
807 sq ft - 75 sq m  
(Excluding External Passage)



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>		<b>77</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>47</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

