



PINELANDS

Skelton Road, Langthorpe



GSC GRAYS

PROPERTY • ESTATES • LAND



## PINELANDS

SKELTON ROAD, LANGTHORPE, YO51 9BZ

Ripon - 5.9 miles, Harrogate - 12.3 miles, Thirsk - 12.7 miles, York - 19.1 miles  
(distances approximate)

A SUPERB 2 BEDROOM, 2 BATHROOM, DETACHED BUNGALOW, POSITIONED ON A DELIGHTFUL PLOT IN THE POPULAR VILLAGE OF LANGTHORPE. DECEPTIVELY SPACIOUS THROUGHOUT, THE HOME COULD BE FURTHER EXTENDED INTO THE LOFT SPACE SUBJECT TO PLANNING

### Accommodation

Entrance Hall • Dining Hall • Lounge • Breakfast Kitchen  
Garden Room with Conservatory • Master Bedroom with Ensuite Bathroom  
Bedroom 2 • House Bathroom • Utility Room • Integral Garage

### Outside

Off-Street Parking • Wrap-Around Lawned Garden • Summer House



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### Pinelands

Pinelands has been a much-loved home for over 20 years. The property offers spacious and diverse accommodation which could be reconfigured, subject to a prospective purchasers needs. Traditionally constructed in brick under a Rosemary tiled pitched roof. The property, which has central heating and double glazing, briefly comprises:

Entrance hall, with double glazed doors leading to large dining hall. This could be used for a variety of purposes and leads to the lounge with bay window to the front elevation and French doors to the rear. There is a breakfast kitchen with a range of wall and floor mounted units and gas fired Aga. This leads through to the useful utility room with rear entrance door, built-in storage cupboards and access to the integrated garage. Off the dining hall is a large garden room which has been extended into a conservatory area which has superb views over the immaculate garden. The master bedroom is situated to the rear of the property and has a walk-in wardrobe and large ensuite bathroom. The further bedroom 2 is found in the centre of the property and also has built-in wardrobes and there is a house bathroom.







## Outside

The property is approached via a gravelled driveway which provides off-street parking for numerous vehicles. There is an attached garage and the spectacular gardens wrap around the home. It is clear that the previous owners have loved this space and have created a tranquil haven which includes a paved seating area with a gazebo and additional summer house.

## Situation and Amenities

The property is situated in the centre of the village of Langthorpe which is positioned on the Northern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including independent eateries, boutiques, gift shops, butchers and bakers. There is a large doctors surgery and dental practice and the town is a short drive away from Harrogate, Ripon and York. There are many good State and Independent Schools in the area including the local Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirkby Hill and Roecliffe. Langthorpe has easy access to the A1M at Boroughbridge. Mainline railway connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.





### The Appeal of our Home – The Owners Insight

Pinelands has been a much-loved home for 20 years. It has a wonderful feel to it and both the accommodation and garden are just perfect.

### Services and other Information

All mains services are connected to the property.

### Local Authority and Council Tax Band

North Yorkshire County Council – 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

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### Rights of Way, Wayleaves and Easements

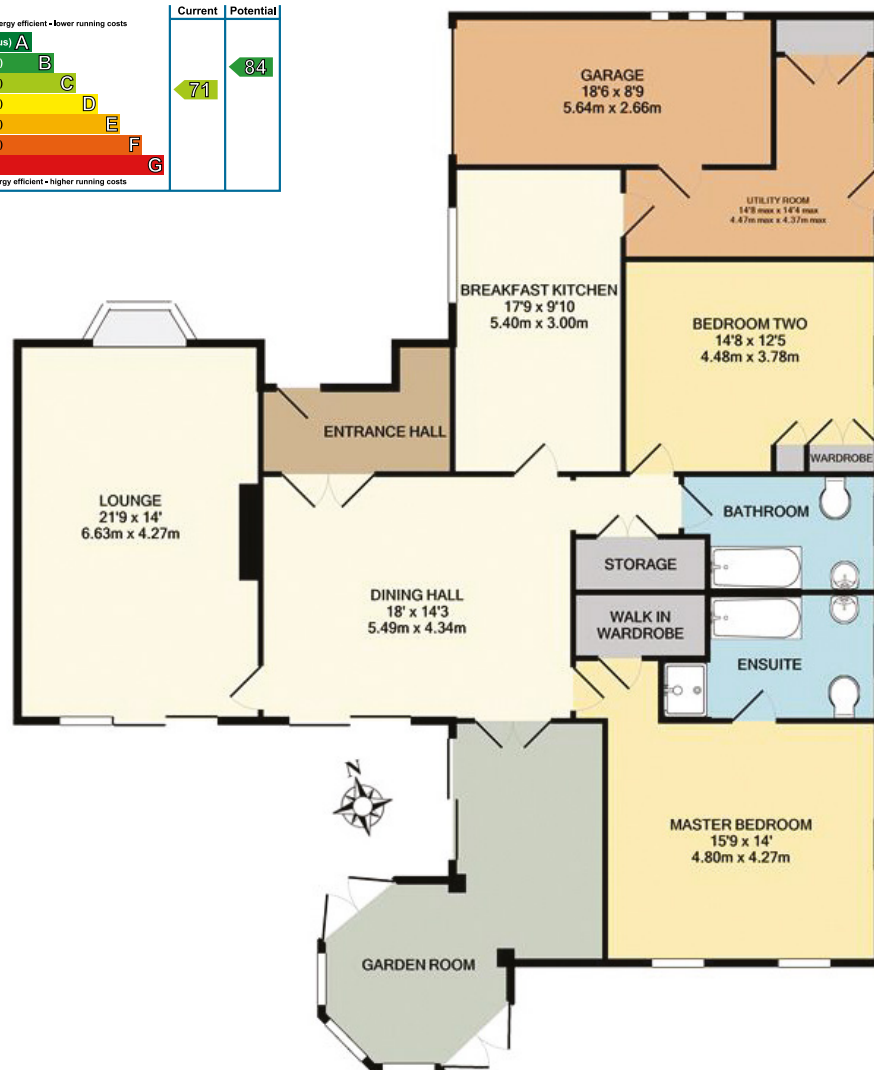
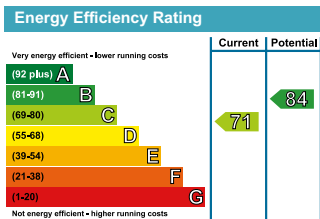
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

### Viewings

Strictly by appointment with GSC Grays - T: 01423 590500







**TOTAL APPROX. FLOOR AREA EXCLUDING GARDEN STORE & SUMMER HOUSE 1954 SQ.FT. (181.5 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



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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.
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: July 2025

Photographs taken: June 2025