



SUNNYSIDE COTTAGE CARRSIDE  
Great Ouseburn, York



GSC GRAYS

PROPERTY • ESTATES • LAND



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# SUNNYSIDE COTTAGE CARRSIDE

York, YO26 9RW

A delightful three bedroom detached 'Chocolate Box' cottage positioned centrally in the popular village of Great Ouseburn, beautifully presented throughout with gardens and off street parking.

## ACCOMMODATION

Chocolate Box detached Cottage

Three bedrooms

Immaculate interiors

Central village location

Walled garden to front

Enclosed garden to rear

Driveway and off street parking

Original features throughout



15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

[boroughbridge@gscgrays.co.uk](mailto:boroughbridge@gscgrays.co.uk)

[GSCGRAYS.CO.UK](http://GSCGRAYS.CO.UK)

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## Accommodation

Sunnyside Cottage is a fabulous home which has been beautifully presented throughout. The interiors seamlessly combine the original feature of the period home with modern additions such as the stunning kitchen, delightful refitted oak flooring and newly installed house bathroom. With a cottage feel, the home is perfect and viewers cannot help but be wowed by the superb presentation of this home.

Briefly comprising:

To the ground floor: Entrance porch, sitting room with painted beamed ceiling, oak flooring, feature fireplace with woodburning stove, French doors to rear garden area, stairs off and understairs storage cupboard. Dining kitchen with stunning fitted kitchen with integrated appliances including a new induction hob, electric oven, fridge and separate oil fired Rayburn which adds to the cottage feel. French doors to rear elevation.

To the first floor: Two double bedrooms with storage can be found to the front of the property and a third can be found to the rear. These are all beautifully presented. The house bathroom has been skilfully refitted and has a luxurious feel and would not look out of place in an interiors magazine.







### Outside

To the front of the property is a walled garden with path to the front door. To one side is a fenced storage area, with the other side providing gated access to the rear. To the rear is an enclosed garden area perfect for alfresco dining and additional storage sheds. There is a driveway which provides off street parking.

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

We have been lucky enough to call this characterful cottage our home and have made many memories over the past years. The village is full of charm and has a welcoming community feel, and our wonderful neighbours on Carrside will make you feel right at home as they did us.





## Situation and Amenities

The property is positioned on Carrside 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 with cafe 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 Edingburgh.

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.

## Services and Other Information

Mains electricity, water and drainage, oil fired central heating system.

## Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band E

## EPC

Rating - E

## 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 existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

## What3Words

///stretch.door.alike

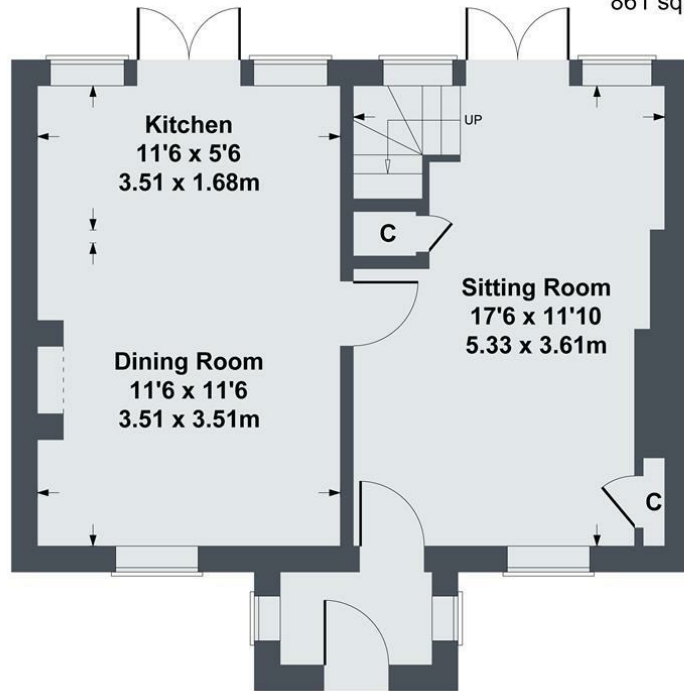
## Viewings

Strictly by appointment with GSC Grays 01423 590500

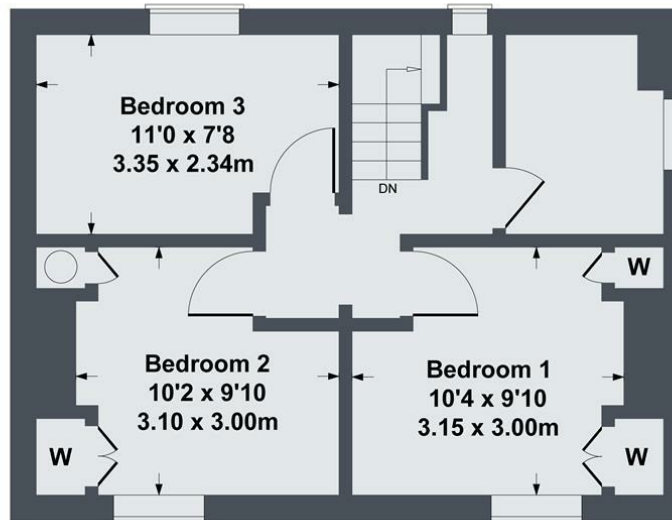
# Sunnyside Cottages, Carrside, Great Ouseburn

Approximate Gross Internal Area

861 sq ft - 80 sq m



**GROUND FLOOR**




**FIRST FLOOR**

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



## DISCLAIMER NOTICE:

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- 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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- Neither GSC Grays nor the vendor accept responsibility for any error that these particulars may contain however caused.
- Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.
- 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.
- Please discuss with us any aspects that are important to you prior to travelling to the view the property.