



50 ST. JOHNS WALK
Kirby Hill, Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

50 ST. JOHNS WALK

Boroughbridge, YO51 9DJ

An absolutely immaculate three bedroom three bathroom detached home positioned overlooking the Green in the popular village of Kirby Hill. Tardis like in its proportions, this property has been transformed by the current owners and is in show home condition and ready to move straight in.

ACCOMMODATION

Individual detached home with views over the village green
Totally transformed and renovated to exceptional standards

Three bedrooms all with ensuite facilities

Stunning open plan living/dining/kitchen

Future proofed as ground floor bedroom

Garage with utility facilities

Pretty enclosed garden and patio area

Block paved parking for a number of vehicles



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Accommodation

This property really does have the wow factor. Tardis like in its proportions, this home has been beautifully updated and transformed to exacting standards by the current owners who clearly have an eye for detail and a passion for interiors. No stone has been left unturned in the works, and the home is sure to appeal to a broad range of purchasers.

Briefly comprising:

To the ground floor: Reception hall with stairs off and built in storage, cloakroom/w.c, dual aspect reception room with bay window to front elevation and French doors to the rear, feature fireplace, dining kitchen with stunning gloss wall and floor mounted units and centre island, dining area with full width glazing to rear and door leading out to the pretty enclosed courtyard garden which is perfect for alfresco dining. Ground floor bedroom with views over the village green, ensuite shower room.

To the first floor: Landing leads to a large double bedroom with dressing/study area to the front, built in storage and ensuite shower room. To the right of the landing is the amazing master suite which comprises large dressing area with built in wardrobes, steps lead down to the bedroom with french doors to the front and pretty Juliet balcony, pitched ceilings, built in storage and stunning ensuite bathroom with slipper bath, separate shower cubicle wash hand basin and low flush w.c.





Outside

To the front the property has a walled and wrought iron railing boundary, lawned garden and extensive block paved driveway which provides parking for a number of vehicles. This leads to the garage with electric door, the provision of power and light and plumbing for utility facilities to the rear.

To the rear of the property is a pretty paved courtyard area which offers a high degree of privacy and is perfect for outside entertaining.

The Appeal of our Home - The Owners Insight

We love the accessibility of the location combined with the peace and quiet. The outlook over the village green is lovely and we have brilliant neighbours. The convenience of Boroughbridge and the wide array of amenities is fantastic, and the village itself has a great community, village school and local pub.



Situation and Amenities

The property is positioned centrally overlooking the village green in the popular village of Kirby Hill. A pretty North Yorkshire village in a convenient position around 1 mile from the centre of Boroughbridge. The village has a thriving community based around the primary school and church and there is also a busy pub. A huge array of amenities can be found in Boroughbridge, these range from independent boutiques and eateries to the traditional local butchers and bakeries. The Crown Hotel has recently been refurbished and there are several popular public houses that offer excellent dining options. Boroughbridge High School is the local state secondary school and the public schools of Cundall Manor, Queen Mary's and Queen Ethelburga's are a short drive away.

Kirby Hill is easily accessible and, for commuters, the A1 and motorway network is a couple of minutes drive. Thirsk station offers trains to London's King's Cross on the East Coast mainline making the journey from the front door to the capital being under 3 hours.

Services and Other Information

All mains services are connected to the property

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Rate E.

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

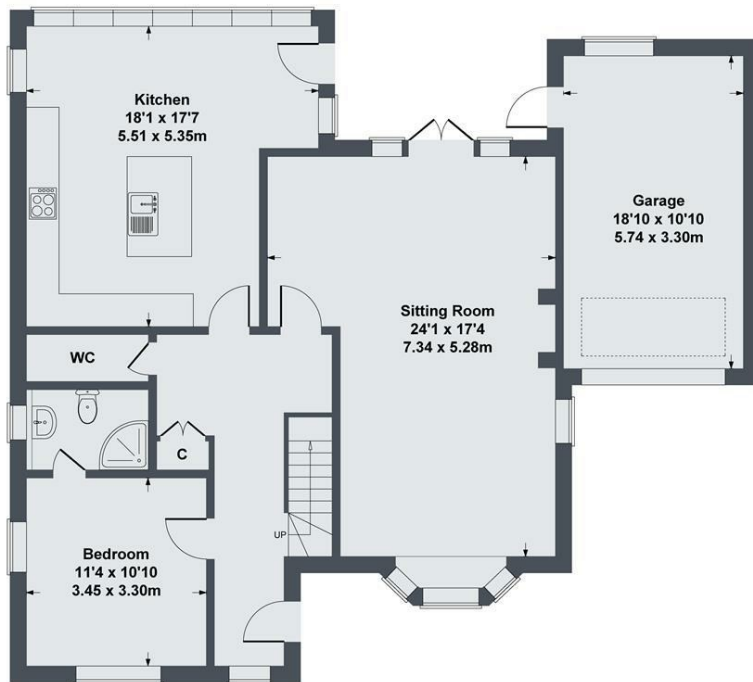
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Viewings

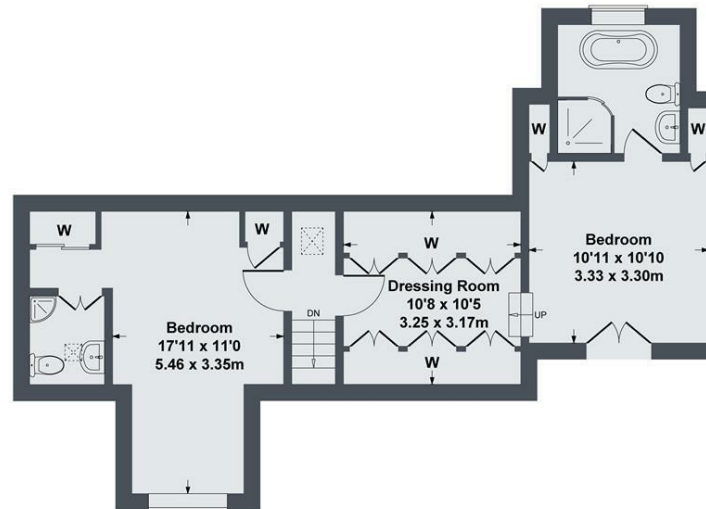
Strictly by appointment with GSC Grays 01423 590500

50 St Johns Walk, Kirbyhill YO51 9DJ

Approximate Gross Internal Area
1776 sq ft - 165 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



DISCLAIMER NOTICE:

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