



MEADOW HOUSE BACK LANE
Langthorpe, York



GSC GRAYS

PROPERTY • ESTATES • LAND

MEADOW HOUSE BACK LANE

York, YO51 9FE

A superb modern four bedroom detached family home in a bespoke gated development in the village of Langthorpe. Beautifully presented throughout and updated by the current owners.

ACCOMMODATION

Modern detached family home
Private gated development
Four bedrooms and Two bathrooms
Beautiful landscaped garden to the rear
Updated and enhanced by the current owners
Covered patio and summer house
Open plan living/dining/kitchen
Garage and off street parking



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

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Meadow House

Meadow House is a delightful home that the current owners have enhanced during their tenure. They have cleverly combined modern additions such as tilt and turn replacement windows and fittings in the bathrooms with the original high spec kitchen and sanitary ware that the original builders installed. The property has also been decorated and is in genuine move in condition.

Briefly comprising: Entrance hall with cloakroom/w.c, sitting room with feature fireplace, superb open plan living/dining kitchen and updated laundry room with replacement stable door. Landing to first floor with replacement tilt and turn window to the rear elevation, master bedroom with dressing area and wardrobes, delightful ensuite shower room, Three further bedrooms and house bathroom.

Outside

There is a beautiful south-facing garden accessed through brand new glazed doors off the living area, paved patio with brand new 'crocodile' veranda with glazed roof and retractable awning. Stunning flower beds and borders, lawn and fantastic summer house perfect for entertaining. There is a selection of Hornbeam trees lining the back of the garden. The property is within a niche gated development of 5 properties with secure gated access, driveway, garage, additional off-street parking and a 25m front lawn.





Situation and Amenities

The property is situated in the northerly edge of the village of Langthorpe which is positioned on the 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

The property location is superb, in a semi-rural setting but with excellent road communications. The village of Langthorpe is a high-trust environment, with pleasant inhabitants and a good quality local pub which has many activities and events. Most things are close by, including small shops, numerous cafes, a supermarket, doctors' practice and dentist. The property is in a small, gated area (4 houses), with off-road parking and a large garage. The house is warm in winter and cool in summer thanks to the excellent thermal properties. The spacious south facing garden guarantees plenty of sunshine, making outdoor life and entertaining a pleasant reality. A shared glass of wine while seated in the gazebo enjoying the evening sun is an absolute must. A great family home with plenty of space.



Services and Other Information

The property is served with mains water and drainage, electricity, and gas fired central heating.

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band F

EPC

Rating

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

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Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer

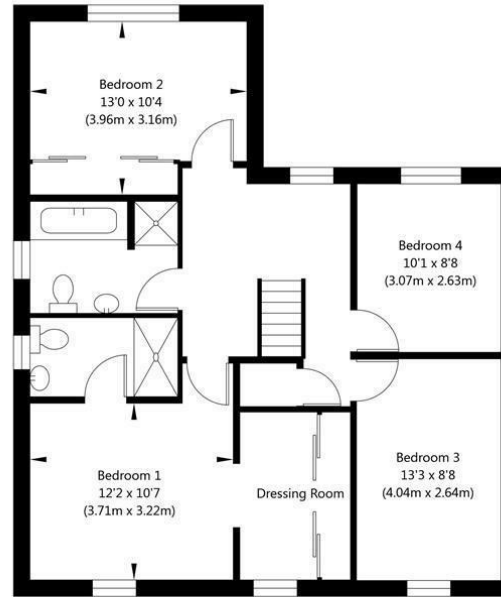
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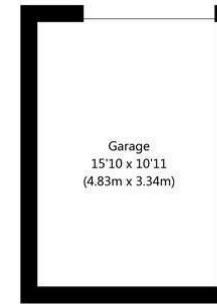
Meadow House, Back Lane, Langthorpe, York, YO51 9FE



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 889 SQ FT / 82.55 SQ M




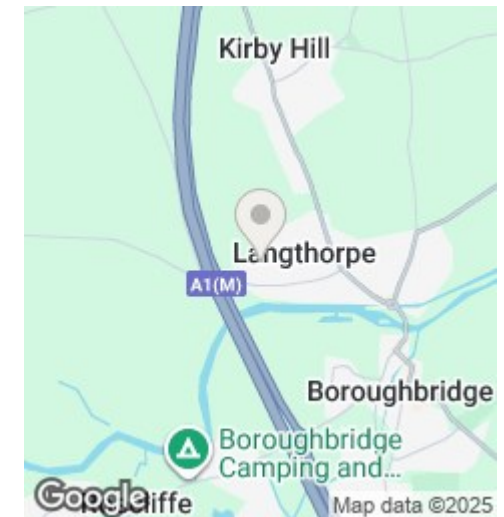
First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 795 SQ FT / 73.84 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1684 SQ FT / 156.39 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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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 



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