



APPLE HOUSE

Back Lane, Langthorpe



APPLE HOUSE

BACK LANE, LANGTHORPE YO51 9FE

Ripon - 5.7 mile • Harrogate - 15.5 mile • Thirsk - 12.8 miles • York - 21.2 miles
(distances approximate)

APPLE HOUSE IS A SUPERB MODERN HOME CONSTRUCTED AROUND 7 YEARS AGO BY SULLIVAN HOMES. OFFERING STUNNING ACCOMMODATION, THE PROPERTY CURRENTLY HAS 5 BEDROOMS BUT IS FLEXIBLE IN ITS LAYOUT AND SITS ON A LARGER THAN AVERAGE PLOT WITH VIEWS OVER OPEN FIELDS.

Accommodation

- Stunning five bedroom detached home
- Constructed by well renown local developers Sullivan Homes
- Meticulously updated and enhanced by the current owner
 - Beautifully presented throughout
 - Four reception rooms
 - Landscaped south facing gardens to the rear
- Double garage and secure electric gated parking
 - Views over open countryside to the front



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Apple House

Constructed around 7 years ago by well-respected local developers Sullivan Homes, Apple House is a fabulous family home offering 5 bedroom accommodation on a larger than average plot. The property has been meticulously decorated and updated throughout and offers quite stunning interiors. This is complemented by the landscaped south facing rear garden and gated entrance. The room proportions throughout are fantastic and families will love the flow of the home. With beautiful fixtures and fittings throughout the home is delightful and the wow factor is surely the living dining kitchen with garden room off.

Briefly comprising:

Reception hall, cloakroom/w.c., study/family room, lounge, living/dining/kitchen, sitting room, four bedrooms and three bathrooms to the first floor and a fabulous bedroom suite/teenage den to the second floor with large ensuite bathroom and living area.

Outside

The property is approached through an electric wrought iron gate to the block paved driveway, offering parking for a number of vehicles. There is a double garage with two electric up-and-over doors. There is a low maintenance garden to the front and pathways lead through timber gates to the sides. The rear garden is an absolute delight, and the vendor has spent many hours lovingly creating this south facing haven. Mainly laid to lawn there is large, paved patio access off the garden room, kitchen and sitting room.

Situation and Amenities

The property is situated in 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, Ripon Grammar, Outwood Academy, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Rocliffe. 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

Apple House is a bright, warm, welcoming modern home. It benefits from the well-planned layout with spacious family rooms, large windows ensuring plenty of light and a good-sized south facing rear garden, secure gated parking and double garage with views across unspoilt farmland to the front add to the appeal- situated in the semi-rural village of Langthorpe with it's own popular pub, its easy to get to know the friendly local community. A short walk takes you into Boroughbridge where you'll find doctors, dentist and optician together with Post Office, independent shops and several dog friendly cafes. If you are a walker you'll be spoilt for choice. A lovely family home in a welcoming community.

Services and other Information

The property benefits from mains drainage, water and electricity. The ground floor is heated via underfloor heating.

Local Authority and Council Tax Band

North Yorkshire County Council – Band G

EPC

Rate tbc

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.

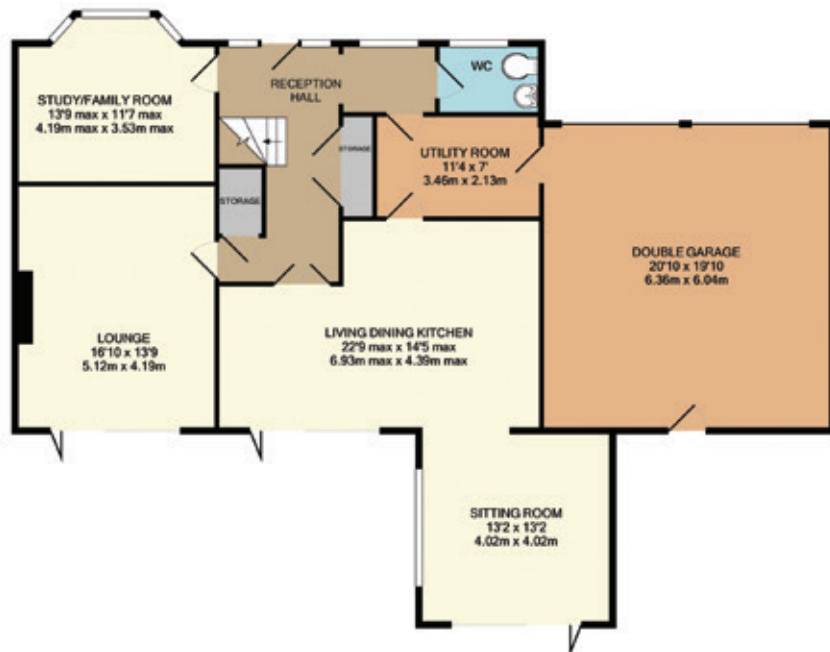
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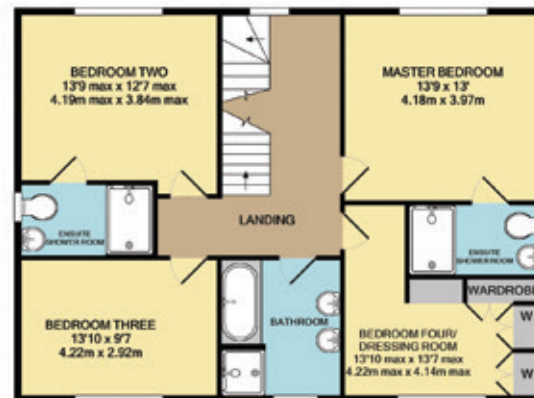
Viewings

Strictly by appointment with GSC Grays 01423 590500

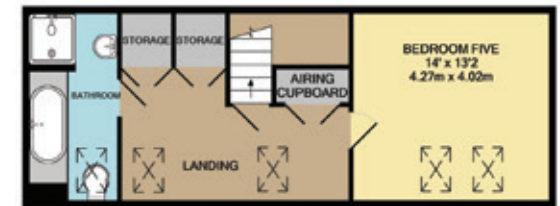




GROUND FLOOR
APPROX. FLOOR
AREA 1540 SQ. FT.
(143.1 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 944 SQ. FT.
(87.7 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 473 SQ. FT.
(43.9 SQ.M.)



TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2956 SQ. FT. (274.6 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.



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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 correctness 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 once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them 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.

Particulars written: November 2025

Photographs taken: November 2025