



HALL LODGE

11, Hall Square, Boroughbridge, YO51 9AN



GSC GRAYS

PROPERTY • ESTATES • LAND

HALL LODGE

11, HALL SQUARE, BOROUGHBRIDGE, YO51 9AN

Ripon 7.2 miles, Harrogate 11 miles, Thirsk 12.4 miles, York 18 miles
(distances approximate)

A UNIQUE FOUR BEDROOM GEORGIAN RESIDENCE POSITIONED
IN THE CENTRE OF BOROUGHBRIDGE OFFERING FABULOUS
EXTENDED ACCOMMODATION PERFECT FOR FAMILIES.

Accommodation

Ground Floor - Entrance into the reception hall/Snug • Sitting/Dining room
Breakfast kitchen • Utility room • W.C.

First Floor - Principal bedroom with dressing area and ensuite • 2 double
bedrooms • House bathroom

Second Floor - Bedroom and dressing room with a range of built in storage

Externally

Walled garden • Gated driveway • Oak-framed garage • Lawn and courtyard



GSC GRAYS

PROPERTY • ESTATES • LAND

15-17 High Street, Boroughbridge, North Yorkshire, YO51 9AW

Tel: 01423 590500

www.gscgrays.co.uk

boroughbridge@gscgrays.co.uk



Hall Lodge

Hall Lodge is a stunning detached residence positioned centrally in Boroughbridge within private walled grounds. Offering updated and redecorated accommodation of over 3,000 sq ft, the property has been extended and skilfully updated to create a delightful family home with four bedrooms and enclosed gardens.

Briefly comprising: Entrance door leading to reception hall with log burner, large reception room, L shaped breakfast kitchen with lantern roof, utility room and cloakroom/w.c.

There are four bedrooms over the first and second floors and two bathrooms.

Outside

The property is positioned on a private walled plot within the centre of the town. It offers a high degree of privacy and is approached through double timber gates which lead to the large driveway and attractive oak framed double garage and store. A path through beech hedging and lawn garden leads to the front door and beyond the lawned area is a paved patio. The current owners have created a courtyard to the rear with raised beds.

Situation and Amenities

Positioned centrally in Boroughbridge, Hall Lodge has a superb location, a few minutes' walk to the High Street, with all amenities close to hand. Boroughbridge has a huge variety of shops 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 nearby Harrogate, Ripon and York. There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. With easy access to the A1M at Boroughbridge mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.



The Appeal of our Home – The Owners Insight

It's a fantastic looking Georgian property which has been redecorated and extended to a really high standard.

The house has got a lovely feel to it, especially with the two log burners downstairs and the aga in the kitchen. The location is superb: in the countryside with some fantastic walks on the doorstep, but also the convenience of being by the town centre, with access to some great shops, cafes and pubs.

All the rooms are a really good size, there's lots of space and the two rooms on the top floor are great for use as an office/study/dressing room.

It's really private. There's a secure driveway and a big garden to the front of the house, and a lovely courtyard at the back which is a real sun trap and very peaceful.

Services and other Information

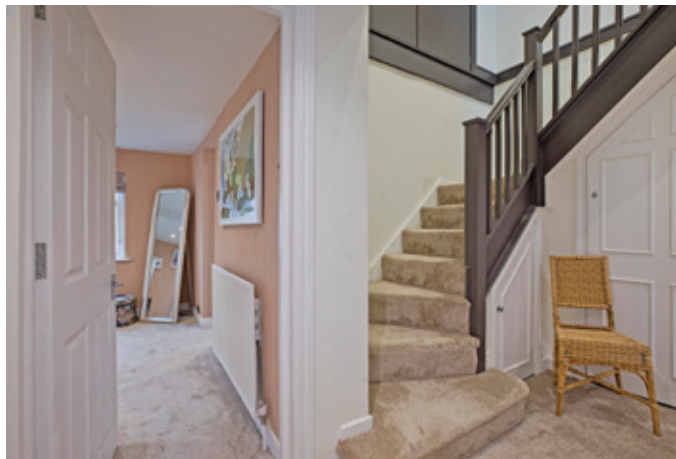
The property has all mains services connected

Local Authority and Council Tax Band

North Yorkshire County Council – Band G

EPC

Rate D.





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

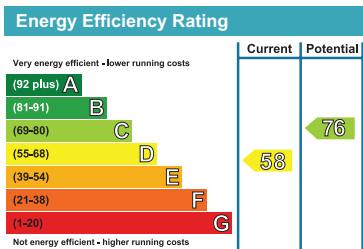
///incursion.massaging.belts

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 01423 590500



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