



BROADLANDS FARMHOUSE AND BARN

Little Ouseburn, Nr Boroughbridge



GSC GRAYS

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BROADLANDS FARMHOUSE AND BARN

MAIN STREET, LITTLE OUSEBURN, YORK, YO26 9TD

AN IMPRESSIVE GRADE II LISTED 4 BEDROOMED HOUSE WITH ATTACHED 2 BEDROOMED COTTAGE ANNEX, PLUS A CONVERTED BARN BEING COMMERCIAL OFFICES BUT WITH PLANNING PERMISSION FOR RESIDENTIAL USE, ALL SITUATED IN A LOVELY VILLAGE SETTING BETWEEN BOROUGHBIDGE AND YORK

Main House

Entrance hall • Cloaks/WC • Sitting room • Dining room • Music room
Study • Breakfast kitchen • Pantry • Utility room • Rear hall
Four bedrooms • House bathroom

Cottage Annex

Hallway • Sitting room • Dining kitchen • Two bedrooms. Bathroom

Converted Barn

Self-contained office accommodation of some 3400 sq ft (gross)
with planning and listed building consent for residential use

Outside

Large carport and adjoining workshop/store • Separate rear access and additional parking • Established grounds including an enticing walled garden

FOR SALE BY PRIVATE TREATY | AS A WHOLE OR AS TWO LOTS



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Situation

Broadlands Farm occupies a prominent position on the main street of Little Ouseburn, an increasingly popular village noted for its individual homes and highly regarded primary school. The village is situated some 5 miles south-east of Boroughbridge, equidistant from York and Harrogate. Both can be easily reached by road or rail with Hammerton station a 6-7 minute drive offering connections to the LNER East Coast Main line. The A1 (M) motorway is 5 miles to west affording excellent accessibility to the West Yorkshire conurbation and further afield.





Description

This impressive house having plum red brick elevations under a pantile roof, dates from the mid C18th century and is understandably a Grade II listed building, occupying a prominent position in the centre of the village. The elegant roadside walling is also listed. The property offers well-proportioned accommodation with an attached single storey annex that has both direct and separate access with resultant flexibility of use. Overall, the house and annex extend to some 3300 square feet. On the northern side, with a separate access off Back Lane is a two-storey brick barn that was part of the original farmstead. It was converted some 20 years ago into a self-contained suite of offices of around 3400 sq ft (gross). Whilst this use could continue, the barn would readily suit residential use as a separate 4/5 bed roomed individual house with an appealing south facing walled garden. Planning and listed building consent has now been granted for this purpose.

Accommodation

The farmhouse is a lovely home of considerable character which is immediately apparent on arrival into the panelled entrance hall. The sitting room has a feature fireplace and window overlooking the main garden area. The panelled dining room has an impressive fireplace with window to the garden. There is a separate music room and study in addition. A useful utility room connects to the rear entrance hall being conservatory styled with access to driveway courtyard, the main garden area and annex. The first floor of the main house encompasses 4 bedrooms plus a house bathroom with the option of having additional bedroom accommodation if utilised in conjunction with the annex. That said the annex also has its own external access and is suitable for dependent relatives, home working or income generation.

The suite of offices, which are offered with vacant possession following the end of a long-term letting to a computer company, are in good order and the present use could continue. Alternatively, planning and listed building consent has now been granted for the barn to be used as a separate dwelling of around 3400 sq ft, with access off Back Lane.



Broadlands Farm is a unique property that offers considerable flexibility. As a whole it would readily suit for multigenerational living, with the added potential for income generation from both residential and commercial users. Alternatively the property would readily split, creating two individual homes that would have both enjoy considerable privacy with the farmhouse and annex having formal gardens to the east and west, and the barn an enticing south facing walled garden and terracing.

Additional information

Mode of sale: The property is offered for sale as a whole, or as two lots as described above.

Tenure: The property is freehold and offered with full vacant possession.

Services: Mains water, electricity and drainage are installed. Heating to each part of the property is oil fired with the barn having a separate boiler. Fibre broadband is installed to the offices as well as an EV charging point.

Planning : Planning Permission and Listed Building Consent for Conversion and Change of Use from Offices to Residential were granted by North Yorkshire Council on 22 July 2025 (Decision No HGTZC25/01023/FUL and HGTZC25/01024/LB respectively)

Floorplans: Plans of the layout for the proposed conversion of the barn to a dwelling, enlarged plans of the house and annex as existing, as well as a site plan showing the potential sub-division of the property are available on request from the selling agents.

Easements and Rights of Way: 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.

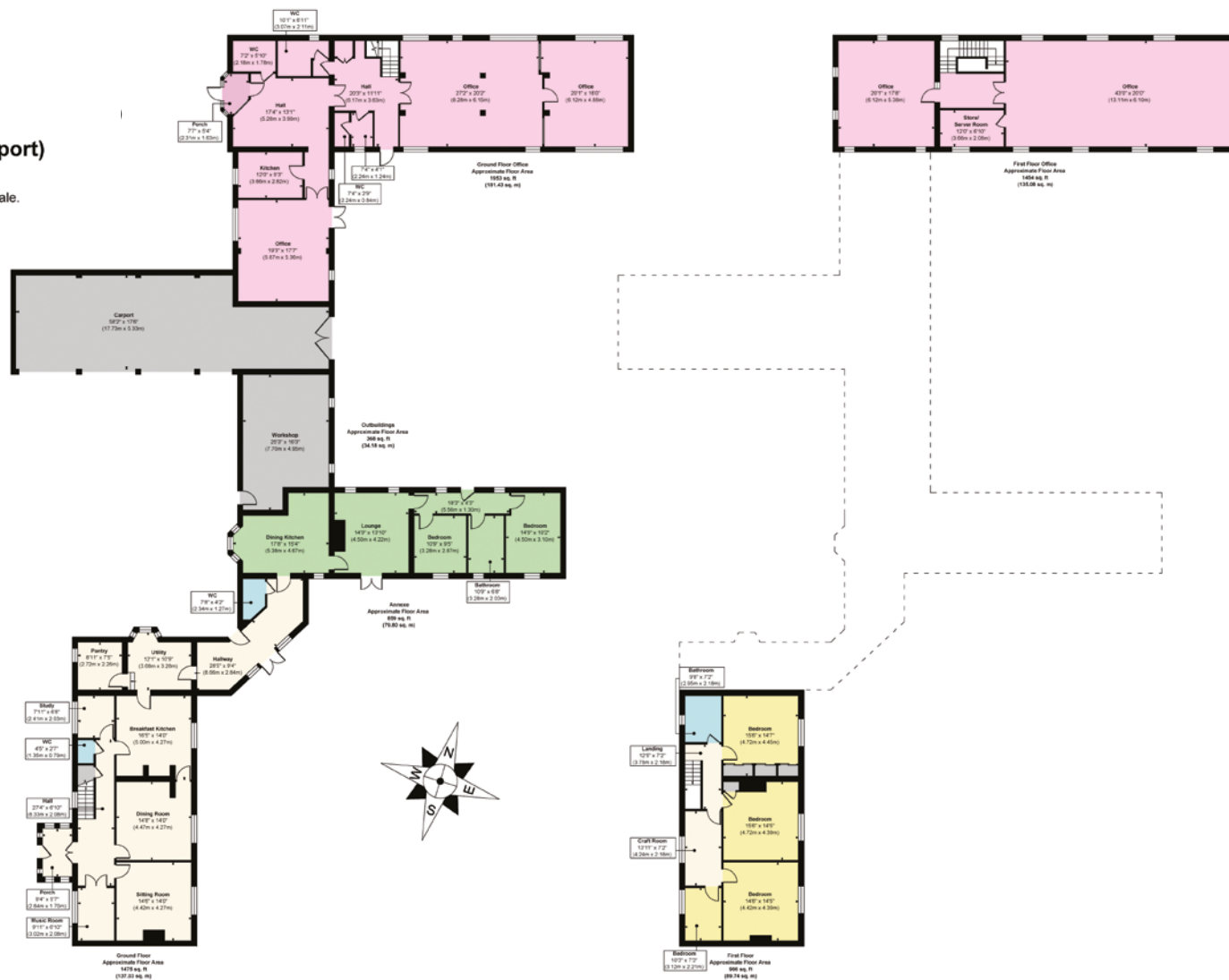
Directions: From the B6265 proceed east along the village main street with the property half-way down on the left-hand side. The access to the barn if as a separate dwelling will be via Back Lane, a short distance further along the main street, also on the left hand side.

what3words: [///plays.simulator.hill](https://www.what3words.com/#!/plays.simulator.hill)

Viewing Arrangements: Strictly by appointment through GSC Grays – 01423 590500 – tajw@gscgrays.co.uk

Approx. Gross Internal Floor Area
Main House = 2441 sq. ft / 226.77 sq. m
Office = 3407 sq. ft / 316.51 sq. m
Annex = 859 sq. ft / 79.80 sq. m
Outbuilding = 368 sq. ft / 34.18 sq. m (Excluding Carport)
Total = 7146 sq. ft / 663.87 sq. m

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Particulars written: January 2026

Photographs taken: May 2025

