



3 MOWBRAY COURT  
Dishforth, YO7 3FT



# 3 MOWBRAY COURT

DISHFORTH, YO7 3FT

Boroughbridge - 5.7 miles • Ripon - 5.3 miles • Thirsk - 8.4 miles • York - 25 miles  
(distances approximate)

ONE OF FOUR DETACHED HOMES ON THIS EXCLUSIVE DEVELOPMENT  
CONSTRUCTED BY BAILE HOMES AROUND 5 YEARS AGO. OFFERING  
4/5 BEDROOM FAMILY ACCOMMODATION BEAUTIFULLY PRESENTED  
TO A HIGH STANDARD THROUGHOUT WITH LARGE REAR GARDEN  
AND ADDITIONAL AMENITY LAND BEYOND.

- Immaculate detached family home
- One of only 4 in an exclusive development
  - Popular village of Dishforth
- Four bedrooms and Three bathrooms
  - Three reception rooms
  - Fabulous east facing gardens
- Additional amenity land expanding the plot size
  - Garage and off street parking



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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### 3 Mowbray Court

3 Mowbray Court is a stunning detached executive home offering superb family sized accommodation. The vendors have enhanced the property during their tenure with various additions to the house, with the most significant being the additional piece of amenity land to the rear of the garden. This both protects the rear aspect and offers additional space for children to play. The property itself has been well maintained and has upgrades such as the oak doors throughout and the Villeroy & Bosch bathroom furniture. Kitchen appliances are from Neff and there is an electric car charging point.

Briefly comprising:

To the ground floor: Reception Hall with windows to 2 elevations, study, lounge, open plan living/dining/kitchen, utility room, cloakroom/w.c.

To the first floor: Galleried Landing, Principal bedroom with dressing room and ensuite shower room, guest bedroom with ensuite, two further double bedrooms to the front elevation and house bathroom.





### Outside

There is a driveway to the side of the property providing parking for a number of vehicles and this leads to the detached garage. There is a small garden to the front with hedges boundaries and a visitor parking area.

To the rear a paved patio is accessed through the bifold doors off the living/kitchen/diner and this allows the outside in! A perfect place for entertaining this leads to the lawn garden. Beyond this area is an additional piece of amenity land which protects both the view and offers additional space for children to play.

### Situation and Amenities

3 Mowbray Court sits on the southern edge of Dishforth village in a highly convenient location equidistant from picturesque Boroughbridge, the market town of Thirsk and the Cathedral city of Ripon all offering an extensive range of facilities. Immediate village amenities include one public house and a popular primary school and there is a strong sense of community. Being close to the A1(M) and A168/A19, the location is ideally suited for those wishing to commute to York and Harrogate as well as the West Yorkshire and Teesside conurbations. In addition, the station near Thirsk is situated on the East Coast main rail line.



## The Appeal of our Home – The Owners Insight

Mowbray Court has been a fantastic home for our young family. The additional land has been a super space for the children to play and it enables us to enjoy the far reaching views over open countryside. The position of the house is fabulous and we enjoy the best of the village life whilst being in a quiet edge of village location .

## Services and other Information

The property has all mains services connected and benefits from an energy efficient Nuair Drimaster ventilation system.

## Local Authority and Council Tax Band

North Yorkshire County Council – Band E

## EPC

Rate B

## 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

///news.purist.conjured

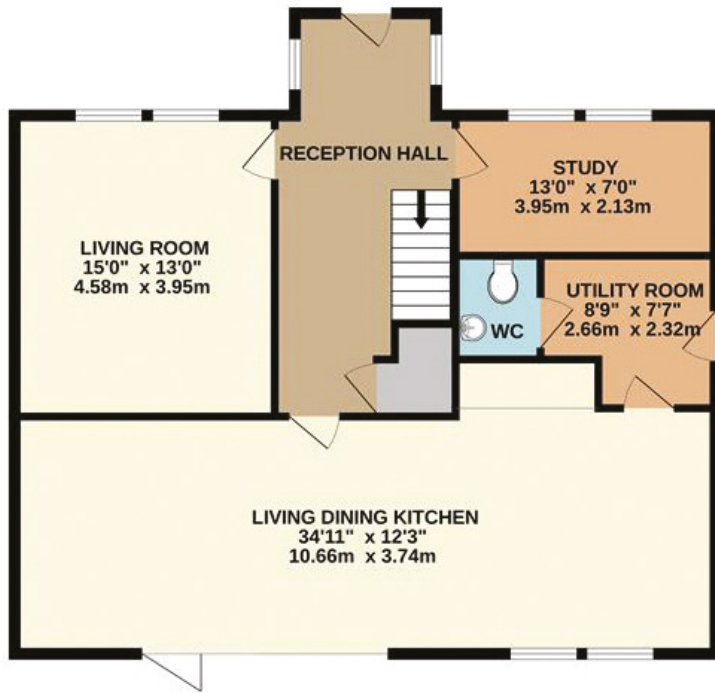
## Rights of Way, Wayleaves and Easements

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.

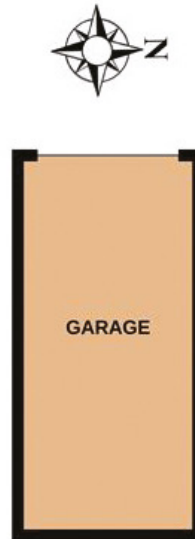
## Viewings

Strictly by appointment with GSC Grays - T: 01423 590500



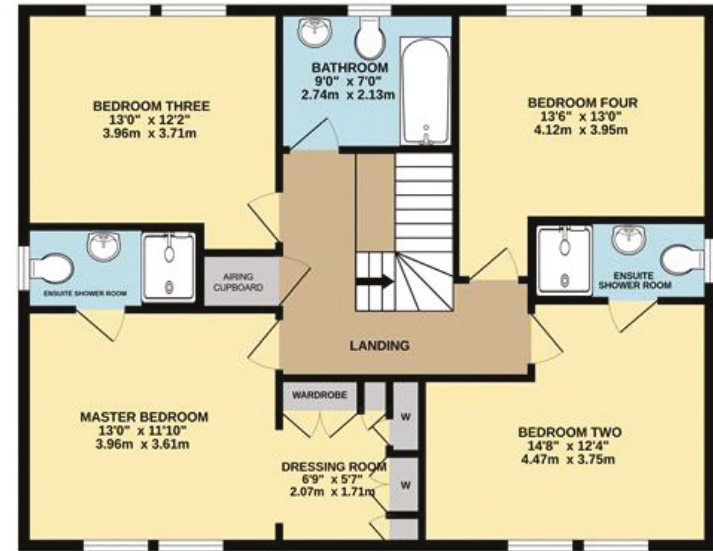


GROUND FLOOR  
APPROX. FLOOR  
AREA 975 SQ.FT.  
(90.6 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1914 SQ.FT. (177.8 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



FIRST FLOOR  
APPROX. FLOOR  
AREA 939 SQ.FT.  
(87.2 SQ.M.)

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**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 corrections 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: March 2026  
Photographs taken: March 2026