



LORVENEY HOUSE
Roecliffe Lane, Boroughbridge

GSC GRAYS
PROPERTY • ESTATES • LAND

LORVENEY HOUSE

ROECLIFFE LANE, BOROUGHBIDGE, YO51 9LN

Ripon - 7.5 miles, Harrogate - 10.9 miles, York - 18.3 miles
(distances approximate)

AN INDIVIDUAL DETACHED FAMILY RESIDENCE OFFERING
OVER 3,000SQFT OF IMMACULATE ACCOMMODATION WITH
LARGE PRIVATE GARDENS WITHIN WALKING DISTANCE OF
BOROUGHBIDGE TOWN CENTRE

- Superb detached residence on plot of over half an acre
- Central location close to local amenities
 - Over 3,000sqft of accommodation
 - Perfect for multigenerational living
- Five bedrooms and three bathrooms
 - Five reception rooms
 - Large Lawned gardens
- Detached double garage and store



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Lorveney House

Lorveney House is a fabulous family home which has a high degree of privacy and yet is incredibly close to local amenities. The large family house has been extensively updated and extended by the current owners and offers immaculate accommodation which would equally suit multigenerational living due to the flexibility of the space on offer.

The current owners have a Superb eye for detail and have updated the home throughout. The stunning orangery to the rear and the bathroom in the principal bedroom suite are amazing and of considerable note.

With potential to create an annexe encompassing the previous billiard room with the bedroom and bathroom above, this property really is unique.

Briefly comprising to the ground floor:

Reception hall, cloakroom/w.c, sitting room, large orangery, dining room, family room off the kitchen, utility room, billiard room now used as design room and office which





could be converted to an annexe space with the addition of a kitchenette. This space could equally be converted for those that wish to work from home as it has a separate access to the side decking.

To the first floor in the main body of the house, a staircase from the reception hall leads to the galleried landing. The principle bedroom suite has extensive storage, and the ensuite bathroom is amazing. There are three further double bedrooms and the house bathroom. Bedroom 5 is accessed off the staircase from the hobby room and there is a separate shower room.

Outside

Loverney House benefits from extensive gardens of over half an acre. The house is positioned centrally within the plot and there are numerous mature trees on the north and west boundaries. The gardens are mainly laid to lawn and there is a decking area to the south of the house which is perfect for entertaining. There is a paved patio area accessed off the Orangery to the rear. Accessed via timber double gates, a





gravelled driveway provides off-street parking for numerous vehicles and there is a detached double garage and store which could be converted to additional living accommodation subject to planning.

Situation and Amenities

Lorveney House is positioned off Roecliffe Lane in the centre of Boroughbridge. A superb location with a high degree of privacy. A minutes' walk to the High Street ensures that all amenities are close to hand. Boroughbridge 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 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.

Services and other Information

All mains services are connected





Local Authority and Council Tax Band
North Yorkshire County Council – Band E

EPC
Rating C

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.

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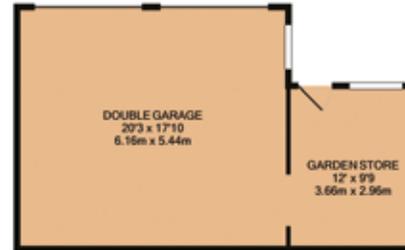
Rights of Way, Wayleaves and Easements

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.

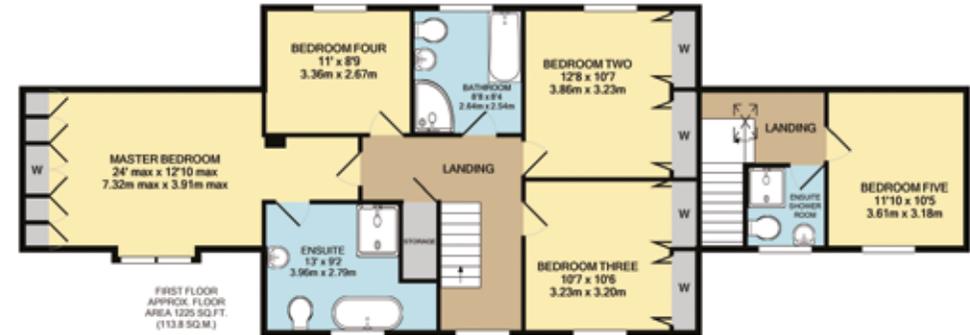
Viewings
Strictly by appointment with GSC Grays - T: 01423 590500







GROUND FLOOR
APPROX. FLOOR
AREA 2413 SQ.FT.
(224.2 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1225 SQ.FT.
(113.8 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & STORE 3180 SQ.FT. (293.5 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 misstatement. 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 correctness by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
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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