



## VALE LODGE

Roecliffe, Near Boroughbridge



**GSC GRAYS**

PROPERTY • ESTATES • LAND

## VALE LODGE

OFF BAR LANE, BOROUGHBIDGE, YORK, YO51 9LY

AN IMPRESSIVE DOUBLE FRONTED HIGH SPECIFICATION, FOUR BEDROOM NEWLY BUILT DETACHED HOUSE ON THE EDGE OF AN EXCLUSIVE VILLAGE NEAR BOROUGHBIDGE, WITH AN OPEN ASPECT TO THE FRONT, AND THE OPPORTUNITY TO CHOOSE KITCHEN FITTINGS, SANITARYWARE AND FINAL FINISHES.

### Accommodation

Central reception hall • Cloaks/WC. Sitting room  
Study • Large open plan living kitchen • Utility room

Central landing • Master bedroom with ensuite • Guest bedroom with ensuite  
Two further bedrooms • House bathroom

### Externally

Detached double garage • Ample additional parking • Lawned gardens

FOR SALE BY PRIVATE TREATY



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## Situation

This impressive new energy efficient detached house is one of only four bespoke houses on a private roadway on the western edge of a sought after North Yorkshire village noted for its individual houses and facilities that include a highly regarded primary school, popular gastro pub and church. The village is centred around a picturesque green and is only five minutes' drive from extensive amenities in Boroughbridge. The town is situated on junction 48 of the A1 (M) motorway affording swift access north and south, to the Teeside and West Yorkshire conurbations respectively. Harrogate and York are both readily accessible with both on the east coast inter-city rail network and there are an increasing number of flight options from Leeds Bradford Airport.

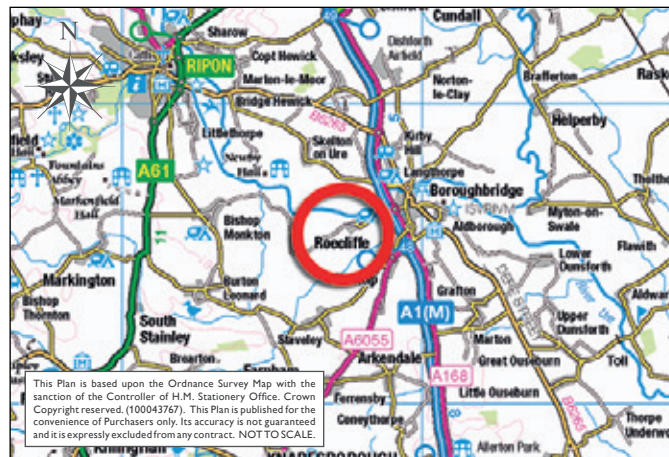
## Accommodation

Vale Lodge is the latest development by specialist and highly regarded Yorkshire builders AJ Hawkridge who have a richly deserved reputation gained over many years for quality construction, and their attention to detail.

The design is specifically intended to satisfy modern day living standards with a large open plan living kitchen being the focal point of the spacious ground floor which also offers a formal sitting room and good sized study/snug that both sit either side of a generous central hallway.

The property is equally impressive on the first floor with a master bedroom suite, guest bedroom suite plus 2 further bedrooms serviced by the house bathroom, all arranged around an open central landing. Overall Vale Lodge extends to some 2425 sq ft (225.28 sq m) plus a substantial double garage.

The property sits on a good-sized plot with a nicely enclosed lawned rear garden plus a more open lawn garden area to the front that has a lovely westerly open aspect over paddock towards woodland.



## Internal Fit Out

The sale offers a rare opportunity to acquire a new high quality detached house which at this stage of the build allows for personal choice of fitting with generous allowances for kitchen, sanitaryware, tiling and flooring. A detailed specification is available from the selling agents.

## Tenure

Freehold with possession on legal completion.

## Services

Mains electricity, drainage and water are installed plus air source heating and solar panels.

## Easements & 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.

## Local Authority & Council Tax

North Yorkshire Council. Tax band yet to be confirmed.

## Energy Performance Certificate (EPC)

Yet to be assessed

## what3words

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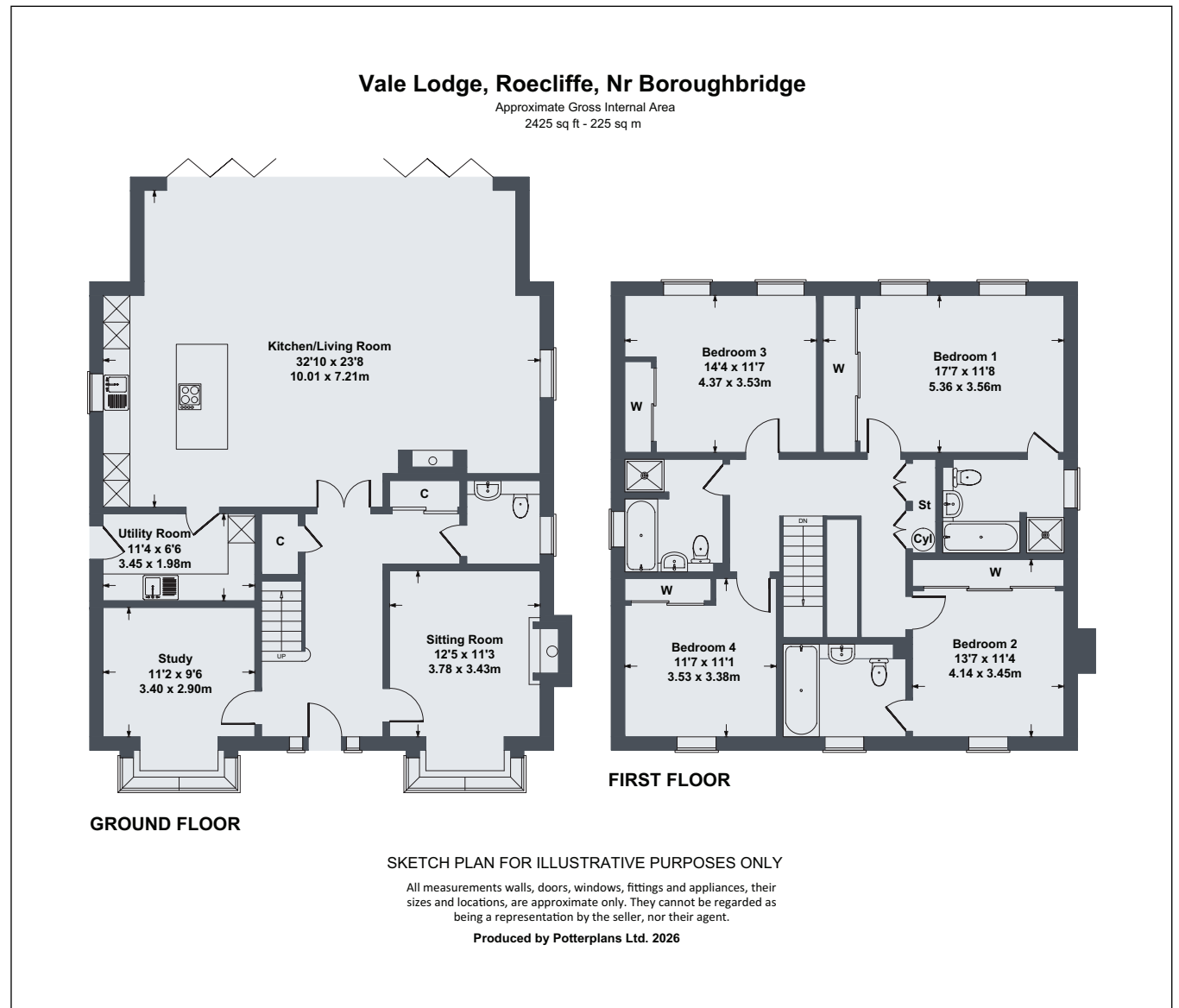
## Directions

From the A168 on the outskirts of Boroughbridge, proceed towards Rocliffe along Bar Lane. Proceed through the village, past the church and school, and follow the bend in the road to the right by The Crown Inn, with the roadway to the property then on the left hand side.

## Viewing Arrangements

Strictly by appointment through GSC Grays:

T: 01423 590500 | E: [tajw@gscgrays.co.uk](mailto:tajw@gscgrays.co.uk)



**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: July 2026. Photographs taken: June 2026.