



THE WELL GARDEN

Branton Green, Great Ouseburn



GSC GRAYS

PROPERTY • ESTATES • LAND

THE WELL GARDEN

BRANTON GREEN, GREAT OUSEBURN, YO26 8RT

Boroughbridge - 3.8 miles • Knaresborough - 10.2 miles • York - 16.0 miles

A SUPERB DETACHED HOME OFFERING FLEXIBLE THREE-BEDROOM
ACCOMMODATION WITH CIRCA 2.5 ACRES OF GRAZING LAND
AND STABLING IN THE POPULAR HAMLET OF BRANTON GREEN

- Spacious three-bedroom detached village home
- Located on the fringes of this sought-after village
 - Return driveway
- Delightful rear garden with fabulous views over open countryside.
- Grazing paddocks and stabling perfect for equestrians

In total 2.51 acres



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Offices also at:

Alnwick
Tel: 01665 568310

Driffield
Tel: 01377 337180

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Tel: 01833 637000
Kirkby Lonsdale
Tel: 01524 880320

Chester-le-Street
Tel: 0191 303 9540
Richmond
Tel: 01748 829217





The Well Garden

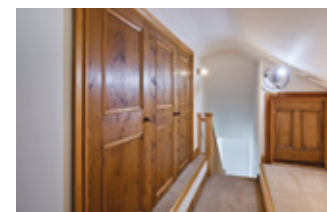
The Well Garden is a super property that will appeal to a broad spectrum of purchasers. Diverse in its layout, the property currently combines three-bedroom accommodation with the added benefit of grazing land and stabling and is perfect for the equestrian enthusiast.

Briefly comprising:

Reception hall with stairs leading to the first floor and built in storage. The refitted modern kitchen is found to the front of the property and has a range of integrated appliances including a Quooker tap which provides instant hot water. An opening leads to the dining room and adjacent family room and through double doors to the garden room which features a high vaulted ceiling, underfloor heating and outstanding rural views.

The Lounge has been reconfigured and has a stunning inglenook fireplace with slate hearth and timber mantle over and inset wood burning stove. A cosy room which the vendors have enjoyed during the winter months. The inner hallway leads to a shower room, wc and a useful study. The generous double bedroom is positioned to the rear of the property and leads to a dressing area with built-in wardrobes and further room. This space would be perfect as an ensuite bathroom to create a master suite. A spacious boot room, store and utility room completes the ground floor. The utility room has front and rear access doors and could be multi purpose as a lockable tack room.

The first floor features a landing with built-in wardrobes and access to the huge eaves storage. There are two equal sized bedrooms and a separate w.c.





Outside

To the front of the property there is a return drive and useful brick-built storage. The impressive south west facing landscaped rear garden enjoys some quite superb views over the fields to the rear and the garden area has lit pathways that lead to the four paved seating areas, pergola and storage shed.

A pathway leads to rear pedestrian access gate and into the fields.

The first grazing paddock has two small stables and a tack room and two traditional sized, with hardstanding and rubber matting. There is a further larger field with hedge boundaries and a fenced field adjacent to the access strip. This area gives vehicular access to the rear.

Situation & Amenities

The Well Garden is situated in the small hamlet of Branton Green which is on the outskirts of Great Ouseburn. A thriving village with wide array of amenities, including a large village hall and sports field, that are used frequently for various different clubs and activities. There is a village primary school, church, village shop and the popular Lime Tree public house and well regarded restaurant. State secondary schools are located in nearby Boroughbridge and Knaresborough, and the well respected Queen Ethelburga's public school is a short drive away. The A1(M) motorway is approximately 5 miles away, and the nearest railway station is at Cattal which is on the Leeds Harrogate and York line, and thereafter mainline trains to London and Edinburgh.

Services & Other Information

Mains water, drainage and electricity and electric heating.

Local Authority

North Yorkshire County Council

Council Tax

Band D

EPC

Rating F

Fixtures & 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.

Rights of Way, Wayleaves & 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.

what3words

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Viewings

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

Agents Note

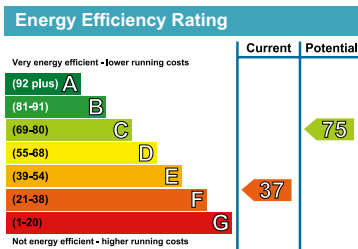
The property is partially 'non standard' construction and as such this may restrict certain lenders. Please seek advice from your broker prior to arranging a viewing.

Restrictive Covenant & Overage

There is a restrictive covenant on the land limiting its use to Agricultural, Horticultural or Equestrian Purposes.

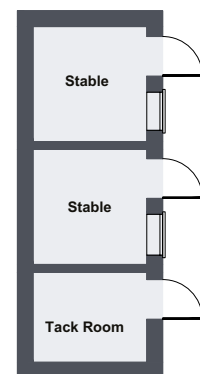
The land is being sold subject to a development overage whereby the current vendor will be entitled to 50% of any uplift in value payable on the implementation of planning consent or the sale with the benefit of planning consent for the use other than Agricultural, Horticultural or Equestrian purposes or any use of the land in connection with any other development.



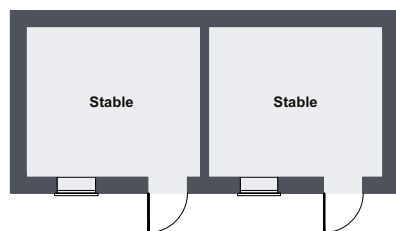


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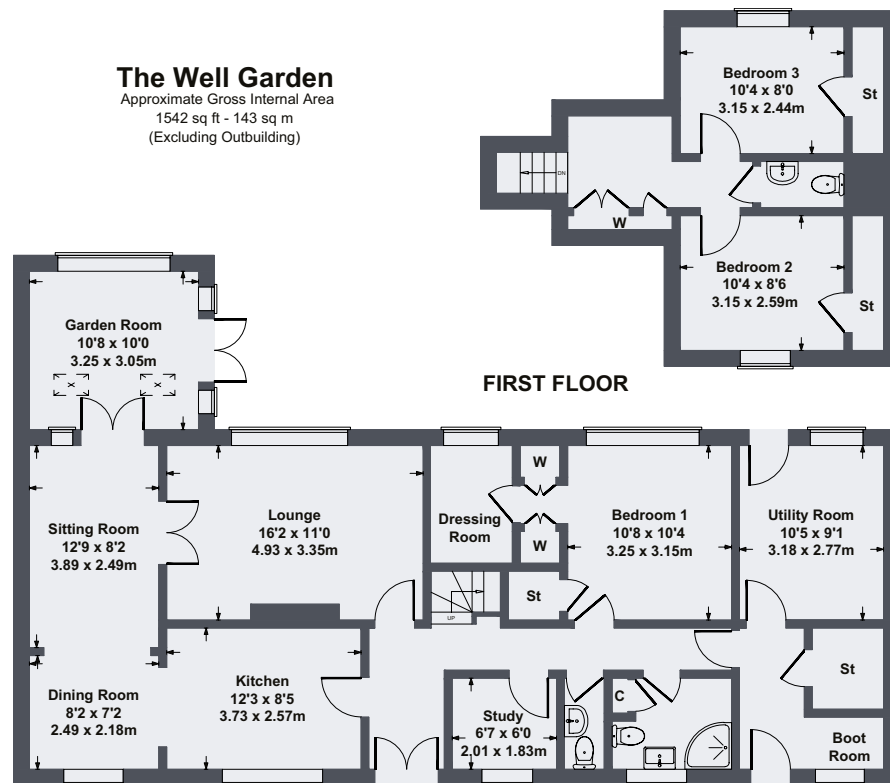
Approximate Gross Internal Area
1542 sq ft - 143 sq m
(Excluding Outbuilding)



OUTBUILDING



OUTBUILDING



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



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: July 2026