



GSC GRAYS



WEST VIEW

Main Street, Great Ouseburn

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Main Street, Great Ouseburn, YO26 9RE

Ripon 12.3 miles; Harrogate 14.8 miles; York 14.4 miles
(Distances Approximate)

A SUPERB, DETACHED VILLAGE RESIDENCE POSITIONED CENTRALLY IN THE SOUGHT AFTER VILLAGE OF GREAT OUSEBURN OFFERING FIVE BEDROOM ACCOMMODATION WHICH HAS BEEN COMPLETELY RENOVATED AND EXTENDED TO CREATE A HOME PERFECT FOR FAMILIES OR MULTI-GENERATIONAL BUYERS

- Imposing village residence
- Central location in the sought-after village of Great Ouseburn
 - Five bedrooms, four bathrooms
 - Perfect for multi-generational buyers
 - Beautifully maintained throughout
- Delightful central courtyard garden and separate garden area
 - Garage and store
 - Close to local amenities

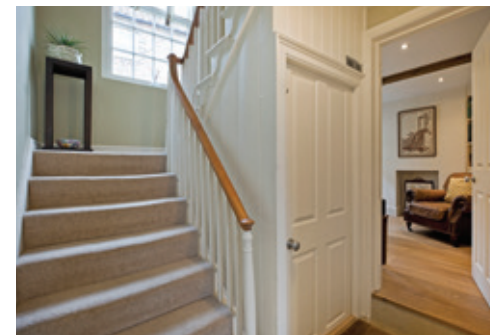
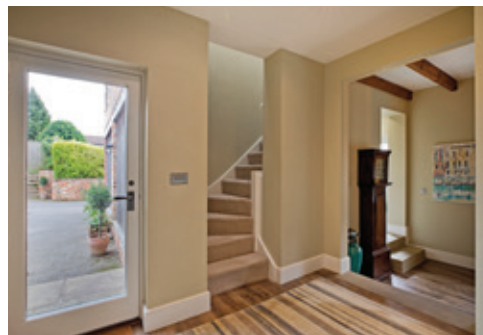


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WEST VIEW

West View is a traditional double-fronted farmhouse which has been renovated and extended, including bespoke hardwood double glazed windows. The property has also been rewired and replumbed with zoned oil central heating using traditional radiators. The interior offers versatile accommodation and comprises:

To the ground floor: sitting room with oak flooring, Chesney wood burning stove within the original Georgian surround, study with oak flooring. Open plan dining-kitchen with Chesney log burning stove, Shaker style hardwood units and limestone tiles. The family room to the rear has a beamed ceiling, fireplace with Chesney wood burning stove, having access to the enclosed courtyard. To the rear is the utility room, cloakroom area and downstairs WC. The glass fronted inner hall gives direct access to an enclosed and private courtyard with planted beds and paving, perfect for alfresco dining. It must be noted that the rear section of the property offers flexible accommodation that could potentially suit those wanting multigenerational living.

The original part of the first floor offers a principal bedroom with luxury ensuite shower room, two further double bedrooms and house bathroom with shower and roll top bath.

A separate staircase off the rear wing leads to two further ensuite double bedrooms with vaulted ceilings and exposed original beams.



OUTSIDE

A tarmac drive leads off the main street to a single garage (with mezzanine storage) and private parking area. The property offers an enclosed private courtyard garden and separate secluded orchard with mature fruit trees.

SITUATION & AMENITIES

The property is positioned on the Main Street in the popular village 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 clubs and activities. There is a village primary school, church, village shop with café and the recent addition of the popular Lime Tree public house and well-regarded restaurant. The village also has a weekly visiting Fish and Chip van. State secondary schools are located in nearby Boroughbridge and Knaresborough and the well-respected Queen Ethelburga's public school is a short drive. The A1m motorway is approximately 5 miles 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. The nearby town of Boroughbridge has a fabulous array of independent shops, boutiques, eateries and a large supermarket and Ripon and York are approximately 12 miles away.

THE APPEAL OF OUR HOME – THE OWNERS INSIGHT

I loved West View from the minute I stepped into it on that first day. It is a home of 2 houses!

West View is an interesting home because of its uniqueness, full of charm, character and originality.

The '2 houses' consist of the original farmhouse at the front of the property linked together with a barn at the rear. All beautifully restored to a high standard by the previous owner. There are many original features linking it to its past. The courtyard garden joins the front of the house with the rear and is a particular favourite feature of mine. It provides a secluded outside space for dining or just a unique feature to view the lovely green space from within the house. West View is a quirky and unusual property, which is something that has always appealed to me greatly.

The house is settled right in the heart Of Great Ouseburn. That is a great asset as the village supports a wonderful community. The village shop offers a great range of locally produced items and

has a great café and occasional restaurant at the rear. The village junior school is popular and well attended. The village hall is home to the Great Ouseburn cricket club; this is very well supported and has excellent bar facilities during matches for non-cricketers. The hall itself offers regular events throughout the year, which keeps the spirit of community thriving in the village.

The village recently acquired 'Townsend Field' to preserve a large open space for the whole village. This preserves a very valuable habitat and allows walks and observation of wildlife just off the southern end of the village. The Norman church is found at the heart of the village. The local vineyard, in Upper Dunsforth, offers excellent locally produced wine as well as an opportunity to assist with the harvesting of the grapes every year. A real community event. The thriving local gastropub, The Lime Tree, is only a 5–6-minute walk away from our front door.

GENERAL INFORMATION

Services & Other Information

All mains services with oil fired central heating.

Local Authority & Council Tax Band

North Yorkshire County Council – Band G

EPC

Rate D

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.

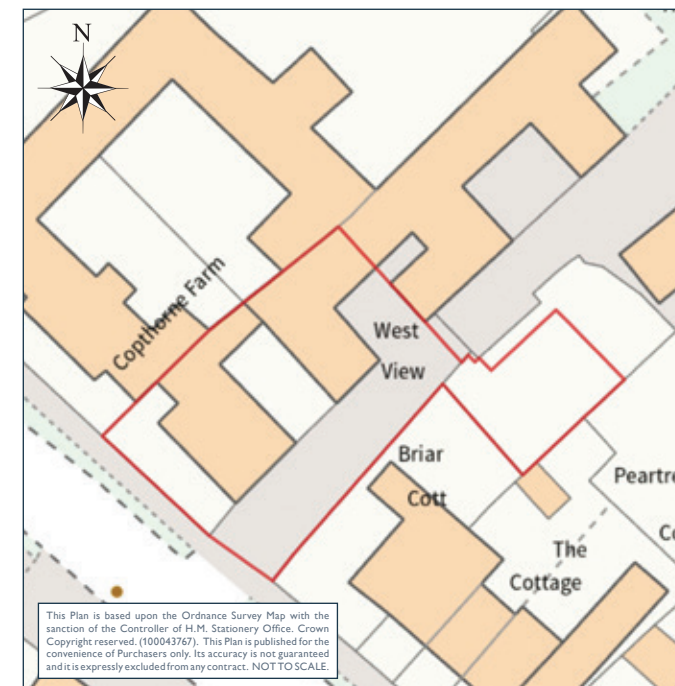
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Viewings

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





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: September 2026. Photographs taken: September 2026.