



GRANGE FARM UPPER DUNSFORTH

York, YO26 9RU



GSC GRAYS

PROPERTY • ESTATES • LAND

GRANGE FARM UPPER

— Yörk, YÖ26 9RU —

A superb village residence offering over 2,600 sqft of accommodation with 7 stables, garaging outbuildings, large gardens and grazing land of around 7 acres. Perfect for families and equestrians.

Superb village residence offering 2,600sqft of accommodation

Grazing land of around 7 acres

5 stables, outbuildings and garaging

Perfect for equestrian families

Superb gardens

Well maintained throughout

Popular village location

Much loved by the current owners for over 20years



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15-17 High Street, Boroughbridge, York, YO51 9AW

01423 590500

boroughbridge@gscgrays.co.uk

GSCGRAYS.CO.UK



Grange Farm

Grange Farm offers a unique proposition for prospective purchasers. Much loved by the current owners for over 20 years the property combines a beautiful period home of over 2,600sqft with a total plot size of 7.5 acres. The property itself is believed to date back to 1910 and has been extended and enhanced over the years to combine contemporary additions with original features. The real wow factor is the outside space which is perfect for equestrians and those wanting a smallholding type of property which is extremely rare in a central village property. It is extremely private and offers expansive space which is multifunctional but is perfect for equestrians.

The house briefly comprises:

To the ground floor: Entrance vestibule, snug opening to breakfast kitchen, inner hall, dining room, lounge, family room, utility room and cloakroom/w.c

To the first floor: Three large double bedrooms with storage, further bedroom, shower room, bathroom.

To the second floor: Double bedroom and large storage.

Outside

The property is approached on a gravelled driveway through a timber gate. This passes three brick stables and the two large garages on the right and the lawn to the left. There are large gravelled parking areas for several vehicles and ideal for a horse box/wagon. To the side of this are further stables/storage and a garage/barn for feed storage. A large lawned area is to the side of the parking area and this is once where an equestrian arena was housed. There is a delightful sunken entertaining area and a number of fruit trees. Beyond this is a five bar gate leading to the grazing land beyond. The total plot measures 7.5 acres.

Situation and Amenities

Upper Dunsforth is a pretty popular village positioned between Lower Dunsforth and 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. The village also has a weekly vising 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 is approximately 12 miles away.

The Appeal of our Home - The Owners Insight

We have loved living at Grange Farm and the village of Upper Dunsforth for the last 24 years. We have many happy memories of bringing our children up in this lovely home, filled with lots of laughter and fun we will never forget. Now our family have grown up it is time for our next chapter, and to hand this lovely home to another family and give them the opportunity to create their own amazing memories at Grange Farm.

Services and Other Information

Mains electricity, water and drainage. LPG central heating

Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band F

EPC

Rate E

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.

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.

There is a public footpath which runs through the fields to the rear which is used infrequently.

What3Words

///slopes.calms.atom

Viewings

Strictly by appointment with GSC Grays - t: 01423 590500





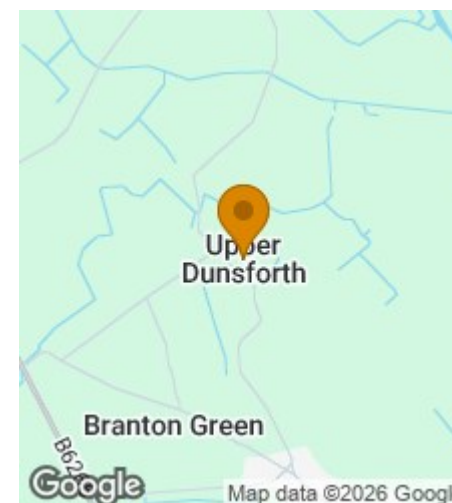
TOTAL APPROX. FLOOR AREA EXCLUDING EXTERNAL BUILDINGS 2608 SQ.FT. (242.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy 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 only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.