



THE WILLOWS

Langthorpe, Near Boroughbridge

Carter Jonas

THE WILLOWS, LANGTHORPE, YO51 9BZ

Boroughbridge - 0.8 miles

Harrogate - 12 miles

York - 18 miles

A1(M) - 2 miles

Detached house · Six bedrooms (three on the ground floor) · Five bathrooms (four en-suite) · Large open plan kitchen/dining/sitting room · First floor living room Office · Two utility room · Wealth of storage including three dressing rooms · Beautiful south facing gardens Triple detached garage with electric doors · Ample parking · Views of the River Ure from the first floor Covered barbeque/dining area · Gardeners shed

An early inspection of this extremely spacious property of flexible and versatile internal accommodation plus a detached triple garage is highly recommended.

Ground floor - Large entrance with storage and airing cupboard, dual aspect office or further bedroom, double glass doors into a large triple aspect L-shaped open plan Kitchen/Dining/Sitting room with multi fuel burner and Bifold doors to the garden, spacious family bathroom, two double bedrooms, a principal bedroom with dressing room & en-suite bathroom and a utility room.

First floor – Landing opening out into the first floor living room which has bi-folding glass doors with views over the river Ure, second utility room, three double bedrooms all with en-suite facilities and two with dressing rooms. There are three Juliet balconies with view over the garden.

Outside - The property has a beautiful rear lawn garden with colourful floral borders with privacy hedges. There is a large, raised deck area with covered barbeque/dining adjacent, there is a large patio across the rear of the property and a side garden with pergola and gardeners shed to the side. The front of the property a private driveway, detached triple garage and a pathway around the side of the house connecting to the rear garden.

AN IMPRESSIVE, WELL PRESENTED, SUBSTANTIAL DETACHED FAMILY RESIDENCE PROVIDING FLEXIBLE SIX BEDROOM ACCOMMODATION OF OVER 3,300 SQUARE FEET, ARRANGED OVER TWO FLOORS OCCUPYING A PEACEFUL, SECLUDED POSITION WITH RIVER VIEWS IN THE HEART OF THE CONVENIENTLY LOCATED AND POPULAR VILLAGE OF LANGTHORPE ON THE OUTSKIRTS OF BOROUGHBIDGE.



The Willows is situated in the picturesque and popular village of Langthorpe, set on the north bank of the River Ure, with a delightful riverside walk into the bustling town centre of Boroughbridge just one mile to the south. Village entertainment is provided at Coronation Hall. Here you can dance, paint, keep fit, bowl or join one of the many clubs or societies established by local enthusiasts. Further amenities within the village itself include two public houses, village hall and regular bus service connecting to Ripon, Boroughbridge and York. Primary schooling is on offer at the nearby village of Kirby Hill, with Boroughbridge providing schooling at both primary and secondary levels. Langthorpe also falls within the catchment area of Ripon Grammar School. Boroughbridge boasts an enviable high street with many independent traders, amenities, shops, large supermarket and recreational facilities. The village is well placed for a wider range of facilities

in the historic city of York and the spa town of Harrogate. There are also local railway stations at Kirk Hammerton, Cattal and Thirsk which link directly with the main line stations at York and Leeds.

ADDITIONAL INFORMATION

Tenure: We are informed the property is Freehold.

Services: All mains services are connected

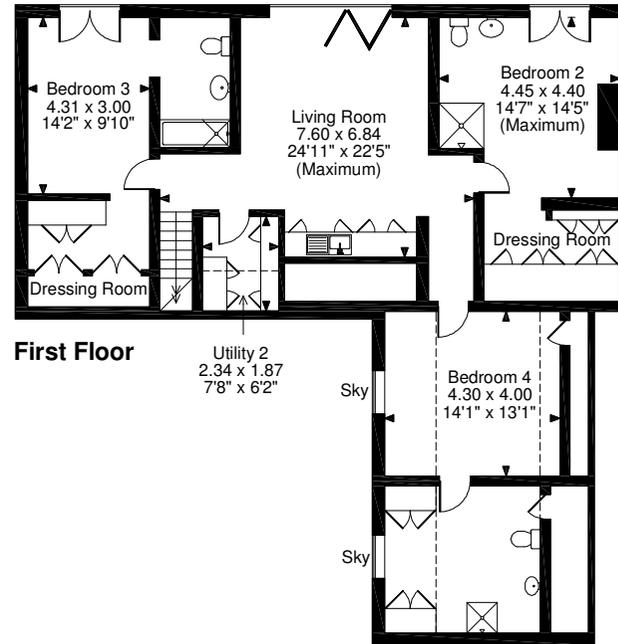
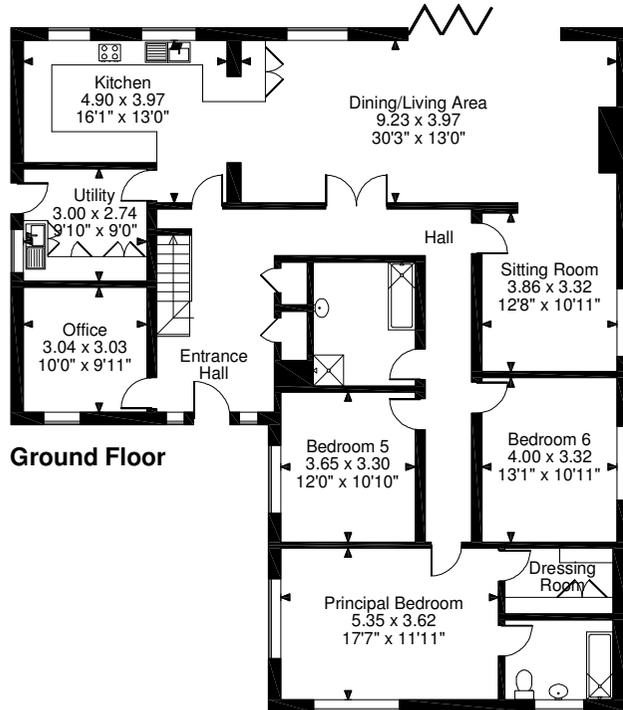
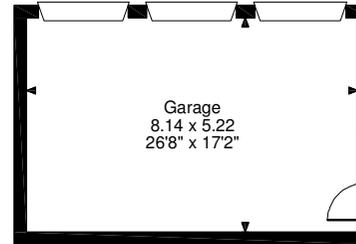
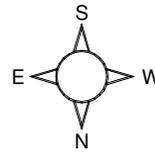
Local Authority: Harrogate Borough Council

Council Tax: Band F

Directions - YO51 9BZ: Proceed out of Boroughbridge over the River Ure, take the second turning left which is signposted Langthorpe and Skelton. Continue through the village and the property can be found on the left-hand side just after Riverside Gardens.



The Willows, Langthorpe
Approximate Gross Internal Area
Main House = 3,315 sq ft / 308 sq m
Garage = 457 sq ft / 42 sq m
Total = 3,772 sq ft / 351 sq m

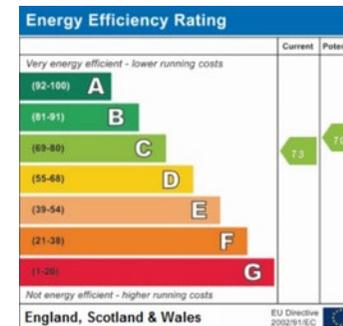


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8509251/CHC



Harrogate 01423 523423

Harrogate@carterjonas.co.uk

Regent House, Albert St, Harrogate HG1 1JX

carterjonas.co.uk

Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.