



PEAR TREE COTTAGE  
Main Street, Great Ouseburn



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# PEAR TREE COTTAGE

Main Street, Great Ouseburn, YO26 9RE

PRICED TO SELL -

A fantastic village property currently offering 5 bedrooms and split into a 3 bedroom cottage and 2 bedroom annexe. These could easily be recombined to form a large family home.

## ACCOMMODATION

Great village home  
Currently split into 2 cottages  
5 bedrooms  
Detached gardens  
Previously let as holiday cottage  
Perfect for families or those wanting an income stream  
Located centrally in the village of Great Ouseburn  
Two kitchens and two bathrooms



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Pear Tree Cottage

Pear Tree cottage is a unique village home that offers five bedrooms and is currently configured as two separate cottages. This has meant that the current owner has been able to generate an income stream from letting one of the properties as a holiday cottage. The property is very well maintained throughout and would suit a variety of purchasers, from professional couples, downsizers and multi generational buyers. It also has a large garden to the rear, at a short distance from the house.

Briefly comprising to the ground floor: Entrance porch, sitting room with feature brick fire place with inset wood burning stove, opening through to modern dining kitchen, inner hall leading to annexe, open plan modern living dining kitchen area with staircase off.

To the first floor: Stairs lead up to the landing. There are two double bedrooms to the front, house bathroom to the rear, large walk in airing cupboard and a third bedroom/office. This has an interconnecting door to the annexe. Off this is a split level landing giving access to the annexe bathroom, a further bedroom and the large principal bedroom with ensuite area and walk in wardrobe.





### Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn. A thriving village with a 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 recent of 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. Harrogate, Ripon and York are approximately 13 miles away.



## Outside

To the front of the property is a walled forecourt and pleasant seating area. There is a gated carport to the side which leads to a useful utility area. At the back of the carport is an archway leading to the rear garden neighbouring properties in the terrace have a right of access through the carport, however the vendor advises that this is infrequently used. There is a gravelled courtyard at the rear of the property and a large peaceful garden which is situated at a short distance from the property. The next door neighbour has access via the courtyard to reach his garden.

## Local Authority and Council Tax Band

North Yorkshire Band D

## Services and other Information

Mains water, drainage and electricity.

## Particulars and Photographs

The particulars were written and photographs taken January 2024

## Viewings

By appointment with GSC Grays 01423 590500

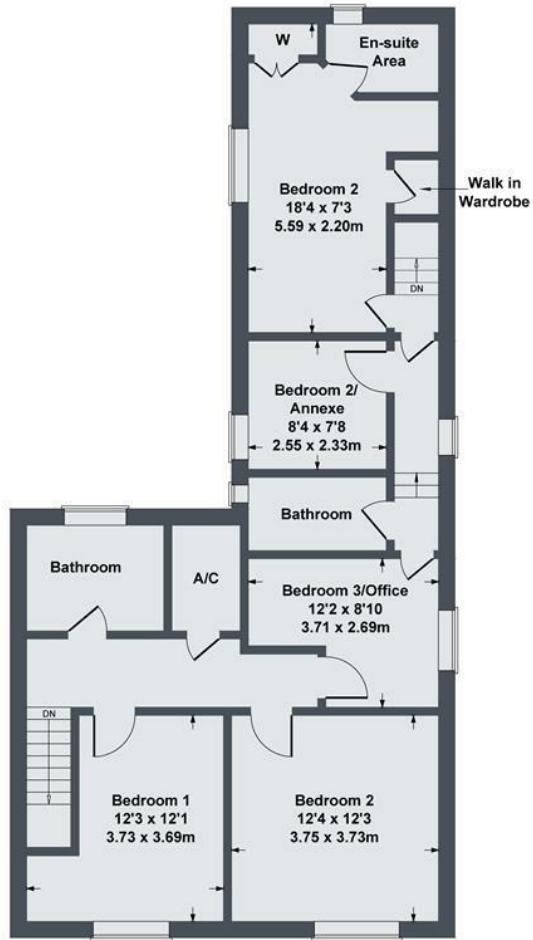
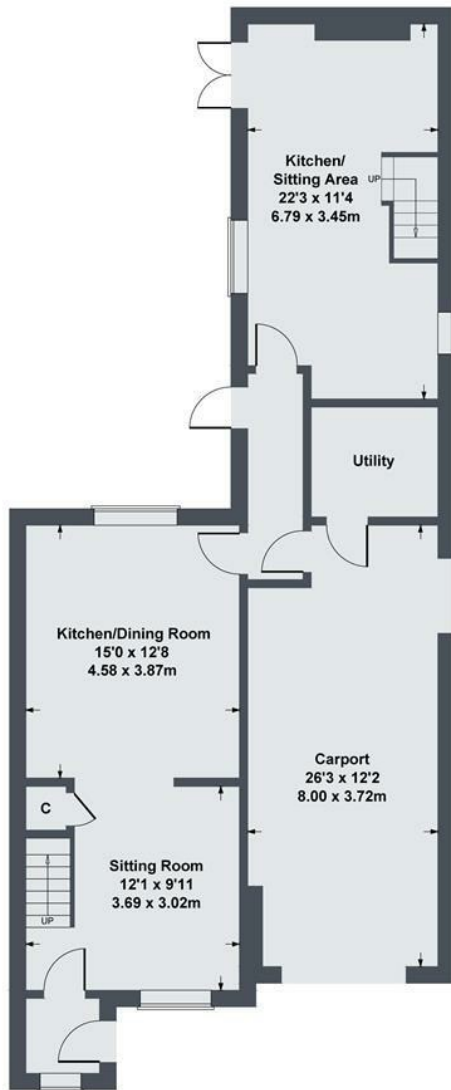
## Disclaimer notice

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.

# Pear Tree Cottage, Great Ouseburn YO26 9RE

Approximate Gross Internal Area  
1927 sq ft - 179 sq m



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

