



THE OLD SWEET SHOP, BRIDGE STREET  
Boroughbridge



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# THE OLD SWEET SHOP BRIDGE STREET

York, YO51 9LA

Believed to date back to 1750s, The Old Sweet Shop is an amazing Grade II listed property offering 6 bedrooms and gardens in the centre of Boroughbridge. Meticulously updated and reconfigured by the current owners, the home offers immaculate contemporary accommodation throughout.

## ACCOMMODATION

Stunning Grade II listed property in the centre of Boroughbridge  
Refurbished and reconfigured by the current owners  
Immaculate throughout with contemporary interiors  
Beautiful refitted kitchen and bathrooms  
Currently offering six bedrooms  
Secure garden and outbuildings to the rear  
Amenities on the doorstep  
Perfect for families



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## Description

Believed to date back to the 1750s and, as the name suggests, was the town's Sweet Shop. The property, which is Grade II listed, has undergone extensive refurbishment and updating works to now offer stunning contemporary interiors and around 3,000sqft of accommodation. No stone has been left unturned in these works and the vendors certainly have an eye for detail. They have managed to seamlessly combine original features, such as the sweet shop cupboards in the snug and beams throughout, with the fantastic modern additions of the replaced kitchen and bathrooms. The reconfiguration of the open plan living-dining-kitchen, which opens to the delightful garden, and the principal bedroom suite with balcony certainly have the wow factor.

The property briefly comprises to the ground floor:

Entrance hall with tiled flooring, snug with original built-in cupboards and beamed ceiling, steps to cloakroom and w/c, sitting room with tiled flooring and bay window to the front elevation. The stunning open plan living-dining-kitchen offers a beautiful contemporary kitchen with large centre island with marble worktops over and sink unit incorporating a Quooker tap and a range of high specification, integrated appliances. There are French doors leading to the rear allowing the light to flood in from the delightful garden.

The first floor is no less impressive. The principal bedroom suite is located to the rear of the property and was thought to be the hay loft. Over 23sqft, this impressive space retains the beamed ceilings and has a fabulous dressing room and en-suite along with a balcony accessed through double doors. There are two large double bedrooms to the front with Jack and Jill en-suite and the refitted house bathroom is found to the rear of the property. The second floor offers a further three bedrooms. These are multifunctional and the largest is currently being used as a games room.





### Outside

Outside: To the front of the property is parking for 3 vehicles. The vendors have listed building consent for a resin driveway, should any buyers wish to install. There is access to the rear through a gated archway. This leads to the delightful gravelled courtyard and brick outbuildings which comprise original wash house and three stores. Beyond this area is the garden which leads down to the river Tutt. The current owners have this area lawned, however for the keen gardener it offers a blank canvas.

### Situation and Amenities

Located in the centre of the popular town of Boroughbridge, the property is within immediate access of the wide variety of local amenities including a range of independent high street shops, cafes, restaurants and public houses, leisure and hotel facilities, primary and secondary schooling. The Crown Hotel has recently been refurbished and offers fabulous facilities that have certainly enhanced the town centre. Boroughbridge is easily accessible, being situated just off junction 49 of the A1 motorway, and the station at Thirsk gives access to the East Coast mainline and London Kings Cross.



## The Appeal of our Home - the Owners' Insight

The house has the best of both worlds, being in the centre of town with lovely shops and cafes, to the seclusion of the walled back garden which is a peaceful and completely private haven. The walled courtyard is a lovely sun trap for a morning coffee and the balcony offers an idyllic spot to unwind with a glass of wine at the end of the day.

The house has an interesting history which is always a talking point with visitors, originally the doctor's surgery with the far end of the kitchen used to store the doctor's horse and gig with the hayloft immediately above. It then became a Temperance hotel and finally a sweetshop, the original cupboards are still used to store sweets!

## Agents note

The passage between The Sweet Shop and the adjoining cottage allows access for both properties

## Local Authority and Council Tax band

North Yorkshire Band F

## Viewings

By appointment with GSC Grays 01423 590500

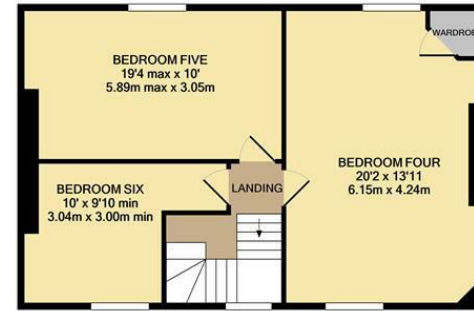
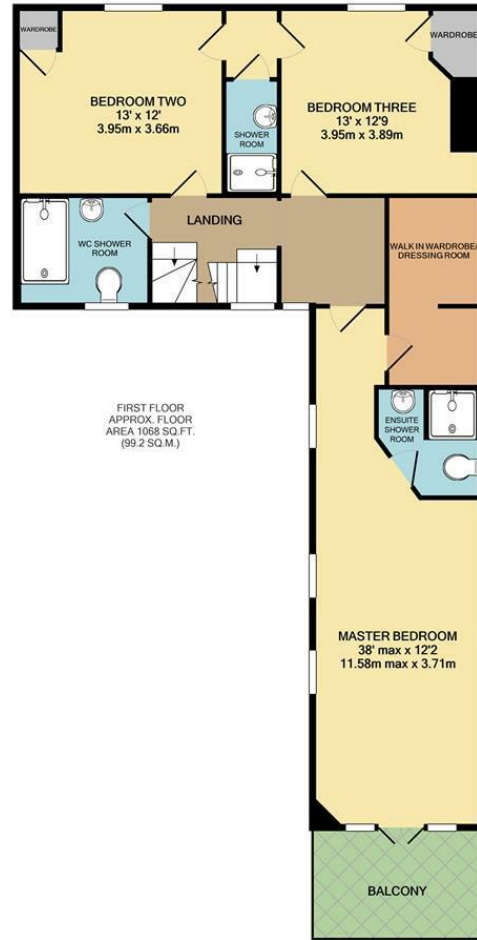
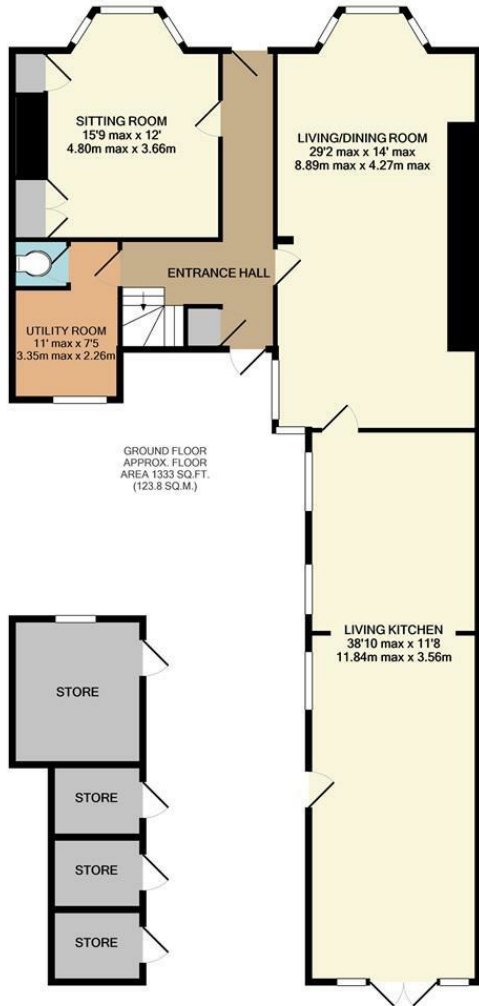
## Services

All mains services installed

## Disclaimer

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.



**TOTAL APPROX. FLOOR AREA EXCLUDING STORES 2902 SQ.FT. (269.6 SQ.M.)**  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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

