



6 THE BYRE
Borrowby, Thirsk



GSC GRAYS

PROPERTY • ESTATES • LAND

6 THE BYRE

Borrowby, Thirsk, YO7 4QG

A most deceptive modern village home offering spacious, four bedroom accommodation beautifully presented throughout in a delightful courtyard development in the centre of Borrowby.

ACCOMMODATION

Modern village home centrally positioned in Borrowby

Four bedrooms and three reception rooms

Deceptively spacious accommodation and exclusive development

Perfect for families or downsizers

Double garage and delightful gardens

Extensive storage

Scope to extend into the garage to create additional accommodation

Ideal for commuters



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Situation and Amenities

The property is situated in the centre of the village of Borrowby. A highly sought after and accessible, picture-postcard village on the edge of the North Yorkshire Moors. The village has far reaching views over the Hambleton Hills and Vale of York and has a range of amenities including primary school, village hall which hosts a number of activities, pub, Hillside Rural Activities Park and a fantastic community. There are further, varied amenities in Northallerton and Thirsk including mainline train stations, making the location perfect for commuters. With excellent road links north and south via the A1M and A19, the property is an excellent proposition for those that need to commute.

The Appeal of Our Home - The Owner's Insight

Whilst benefitting from being centrally located in a picturesque village, my home is also private and quiet with a sunny, south-facing garden. I have enjoyed living here on my own and entertaining friends. More recently, my daughter's family have joined me here and the ample storage has been very useful!





6 The Byre

Nestled in the corner of this exclusive development in the picturesque village of Borrowby, 6 The Byre offers immaculate family-sized accommodation. The property is presented to an extremely high standard throughout and is tarden-like in its proportions. From the moment that you enter the front door, it is clear that this home offers more than meets the eye. The current owner has cleverly decorated the property and replaced the internal doors, allowing the light to flow through. This, combined with the luxurious feel of the bathrooms and quality kitchen with granite worktops over and excellent storage throughout, makes this property a home that prospective purchasers will be delighted to own.

Briefly comprising to the ground floor: Entrance door leading to hall with stairs off, cloakroom/w.c, study, sitting room, dining room, kitchen opening to utility area with stable style entrance door and access to the garage.

To the first floor: The principal bedroom has an ensuite shower room, there are three further bedrooms and the house bathroom.



Externally

The courtyard is accessed off the main street and 6 The Byre is located on the right. A pedestrian access gate leads to the front garden area which leads to the front and side entrance doors. To the side of this is the attached double garage with two garage doors, the provision of power and light and parking area. The garage could be converted to additional living accommodation subject to planning. To the rear of the house is the beautiful, south facing garden with paved patio area, lawn and borders. There is a garden store to house garden implements and mowers.

Local Authority and Council Tax Band

North Yorkshire Band F

Services

The property is connected to all mains services.

Viewings

Strictly by appointment with GSC Grays 01423 590500

What 3 Words

///cultivation.mandolin.upgrading

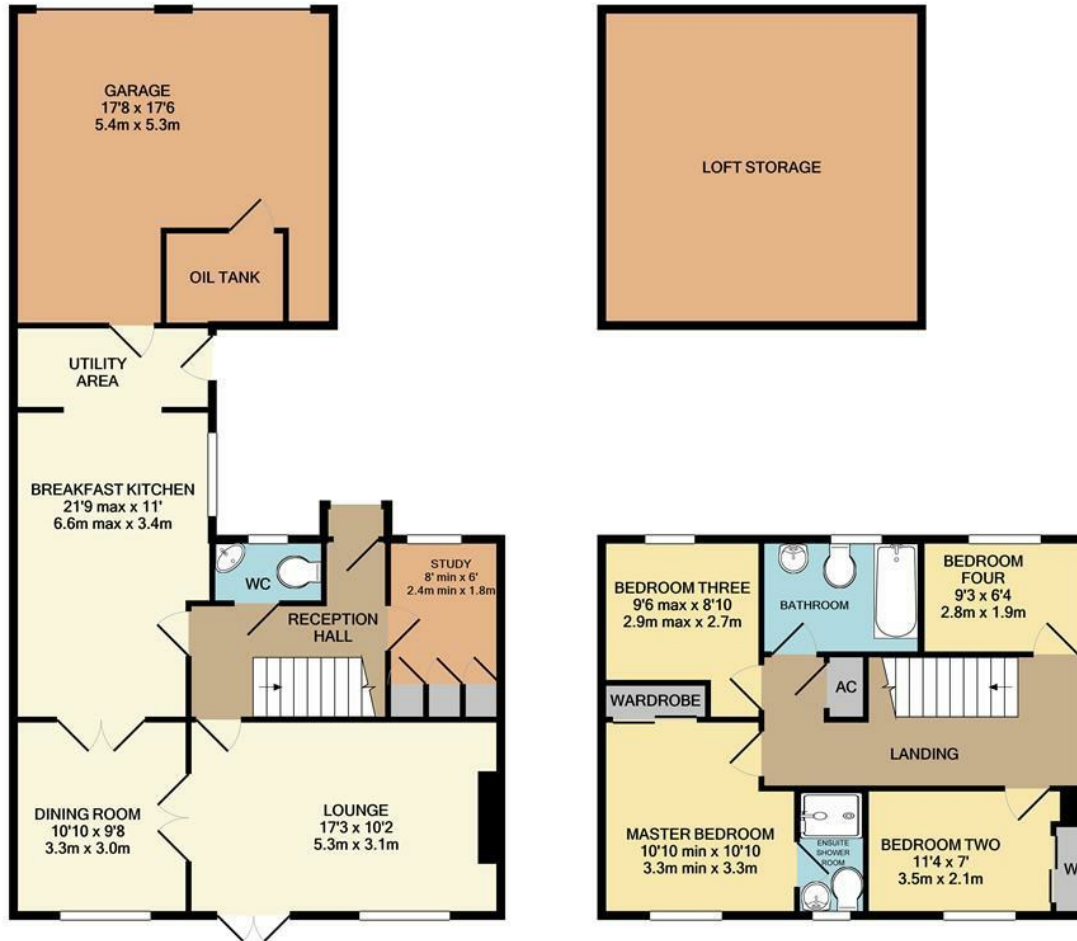
Particulars and Photography

The details were prepared and photographs taken September 2024

Disclaimer Notice

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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.
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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.



GROUND FLOOR
APPROX. FLOOR
AREA 1000 SQ.FT.
(92.9 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 867 SQ.FT.
(80.5 SQ.M.)

TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE & LOFT STORAGE 1247 SQ.FT. (115.95 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C	66	
(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

