



PEAR TREE HOUSE, LOW ROAD
Aldborough, Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND

PEAR TREE HOUSE, LOW ROAD

Aldborough, Boroughbridge YO51 9ER

Pear Tree House is a beautiful four bedroom village home with modest exterior, that belies the stunning and expansive interior. Reconfigured and extended by the current owners, the property is Tardis Like in its proportions the home also has splendid gardens to the rear which have been modelled on Newby Hall.

ACCOMMODATION

Central Village location
Beautiful Detached Cottage
Dating back to 1805
Reconfigured and updated over the owners tenure
Stunning Gardens inspired by Newby Hall
Four bedrooms and two bathrooms
One of the most sought after villages in North Yorkshire
Close to amenities and excellent for commuters



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Situation and Amenities

Pear Tree House is positioned centrally in the sought after village of Aldborough. A historical village with Roman origins with large village green at the centre, maypole and fabulous community. Aldborough has a popular public house, church, village hall and tennis club and is a short distance from the wide and varied amenities in Boroughbridge. Local schools can be found in the nearby village of Marton cum Grafton and in Boroughbridge. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

The Appeal of our Home-The owners insight

It is a lovely inclusive village with easy access to all amenities. The village has many social gatherings and everyone is very friendly. Pear Tree House is a warm welcoming home that we have enjoyed developing over the years.



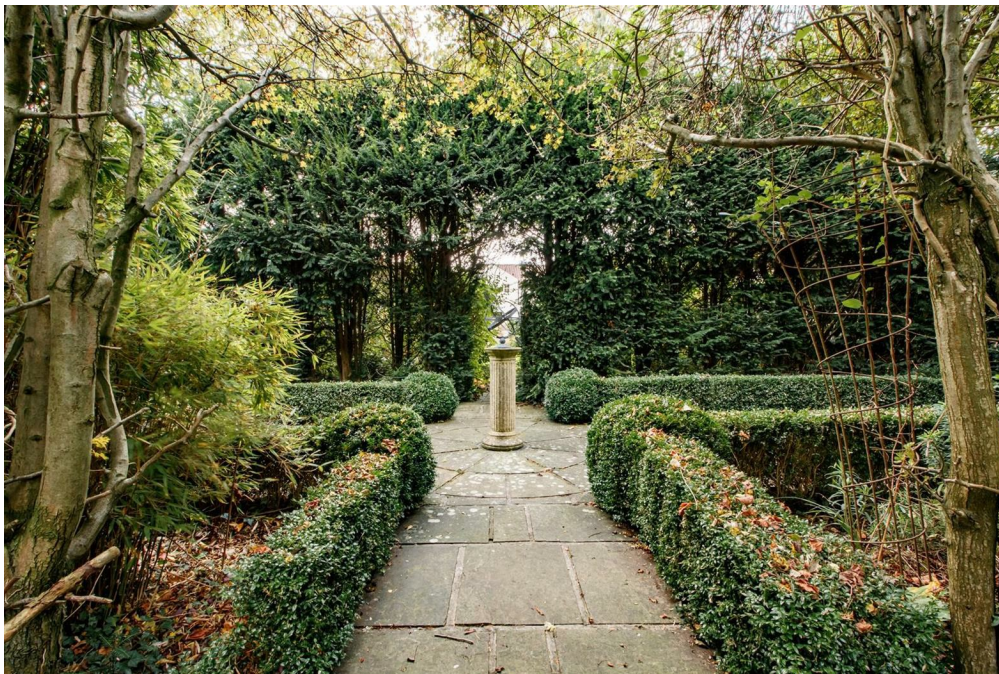


Pear Tree House

Pear Tree House is a quintessential village home which has been lovingly updated and extended by the current owners. They have loved the property for over 24 years and during this time they have created both a stunning home of quality, combined with the most amazing garden. Extended to the rear the creation of a fabulous modern living dining kitchen and addition of guest bedroom have added so much space to the home. These rooms have been designed to allow the garden to flow into the home with the clever use of large windows and French doors to the rear. With high quality fixtures and fittings throughout, you can help but notice the attention to detail.

Briefly comprising to the Ground Floor: Hallway with staircase off, snug, large living room with library area to the rear, inner hall, utility room, cloakroom/w.c and large open plan living dining kitchen.

To the first floor: The main landing leads to the glorious house bathroom with freestanding slipper bath and separate shower cubicle, principal bedroom with delightful views to the front elevation and ensuite shower room, two further bedrooms. Off the rear landing area is the guest bedroom with amazing views over the garden.



Outside

Off street parking is provided with the tandem driveway to the side of the house. This could be extended further into the rear garden. There is gated access to the rear garden. The rear garden extends to around 1/5 of an acre and has matured since its design and conception in 2002 to create the most amazing space. The garden has defined areas and includes a courtyard accessed from the kitchen and sitting room, lawn with borders, Mediterranean courtyard and summer house and wildflower and wooded area to the rear.

Local Authority and Council Tax Band

North Yorkshire - Band F

Services and Other Information

All main services are connected to the property

Particulars and Photographs

The particulars were written and photographs taken October 2024

Viewings

By appointment with GSC Grays 01423 590500

What3Words

///pickup.sweetened.begin

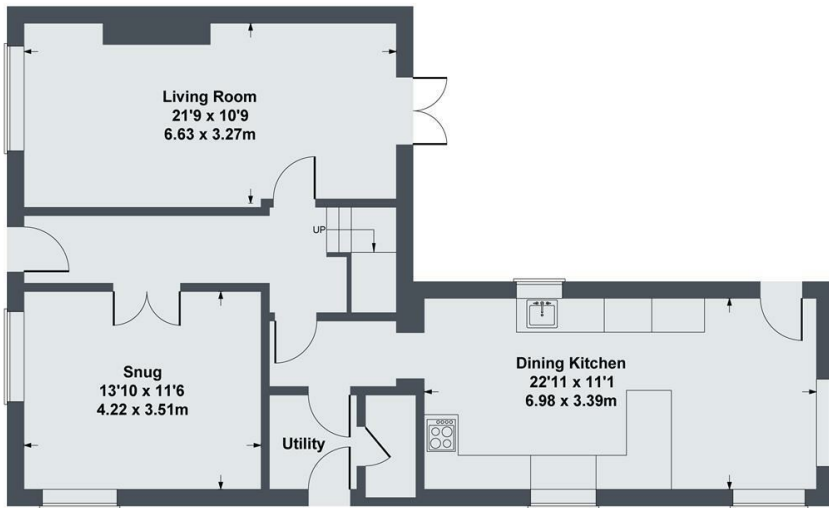
Disclaimer notice

GSC Grays gives notice that:

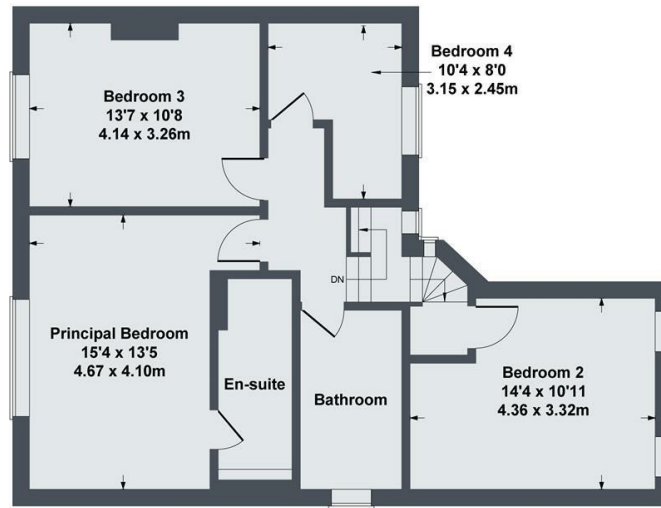
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must 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.

4 Pear Tree House, Aldborough

Approximate Gross Internal Area
1625 sq ft - 151 sq m



GROUND FLOOR



FIRST FLOOR

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) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

