



ROEDHOUSE  
Roecliffe, York





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# ROEDHOUSE

York, YO51 9LY

Roedhouse is a superb 4 bedroom executive home which has been thoughtfully designed being one of two on this exclusive gated development positioned centrally in the village of Roelcliffe. Perfect for families, this property has been thoughtfully designed by the present owners to create a modern and light property with beautiful interior that is sure to grab purchasers attention. With electric gates, double garage and gardens.

## ACCOMMODATION

Fantastic executive home

Purpose built in 2018 by the current owners

Exclusive development of only 2 homes

Beautiful open plan oak framed living/dining/kitchen and patio doors to the side  
Sitting area with exposed brick wall and feature fireplace with wood burning stove

Principal bedroom opening to stunning en suite bathroom

Enclosed gardens and off street parking



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Roedhouse

Roedhouse is a beautiful property that the owners lovingly constructed in 2018 and no expense has been spared in the creation of this high end home. With beautiful fixtures and fittings throughout, the hub of the home is the stunning open plan living dining kitchen with superb oak frame and glazing to the rear. The freestanding brass slipper bath in the master suite is the ultimate in luxury and certainly has the wow factor and the house is packed full of equally impressive fixtures throughout.

Briefly comprising:

To the ground floor (which has underfloor heating throughout):

Reception hall, cloakroom/w.c, Snug/Office, Dining Room/Playroom, fantastic L shaped living dining kitchen. An amazing open plan space with super sitting room with bifold doors to the rear garden and feature fireplace with wood burning stove, huge kitchen and dining area with beautiful units and huge centre island with granite and oak worktops over. The dining area has a fabulous oak and glazed frame which is one of the standout features of the home. Off the kitchen area is the utility.

To the first floor: Landing with window to the front elevation leading to Bedroom 1 with amazing en suite housing the beautiful freestanding brass bath. There are three further double bedrooms (two of which have storage) and the stunning house bathroom.







### Appeal of our home - Owners Thoughts

We were lucky enough to find the plot in our first choice village that lent itself to the construction of two properties. Roecliffe is an amazing place to live and we spent a lot of time creating our dream properties. We have tried to create a little haven of luxury and have enjoyed choosing and sourcing the bespoke interior. Our favourites are the kitchen and the brass bath. We love living here and are looking forward to bringing up our family in such a super setting.

Due to a change in our circumstances we are looking to sell one of our homes and we hope that the next owners appreciate and love living here as much as we do.

### Outside

The property is approached through electric timber gates which offer a huge degree of privacy. The gravelled driveway leads to the double garage and there is off street parking for a number of vehicles. There are gardens to three sides and the property has views over open grassland which offers peace and tranquillity.





## Situation and Amenities

The property is positioned centrally off a private road in the delightful village of Roelcliffe. A picture postcard village a short drive from the market town of Boroughbridge with its wide and varied amenities including independent boutiques, delicatessen's, bakeries, butchers, various eateries and public houses. There is also a primary school, Secondary school and large supermarket.

Boroughbridge is just off the A1 motorway making it perfect for commuters..

The village of Roelcliffe has a popular Public house with super restaurant and outstanding Primary school.

## Services

Mains Water, Electricity, Gas. Private waste water treatment plant.

## Local Authority and Council Tax Band

North Yorkshire Band E

## What 3 Words

///grumble.auctioned.illogical

## Viewings

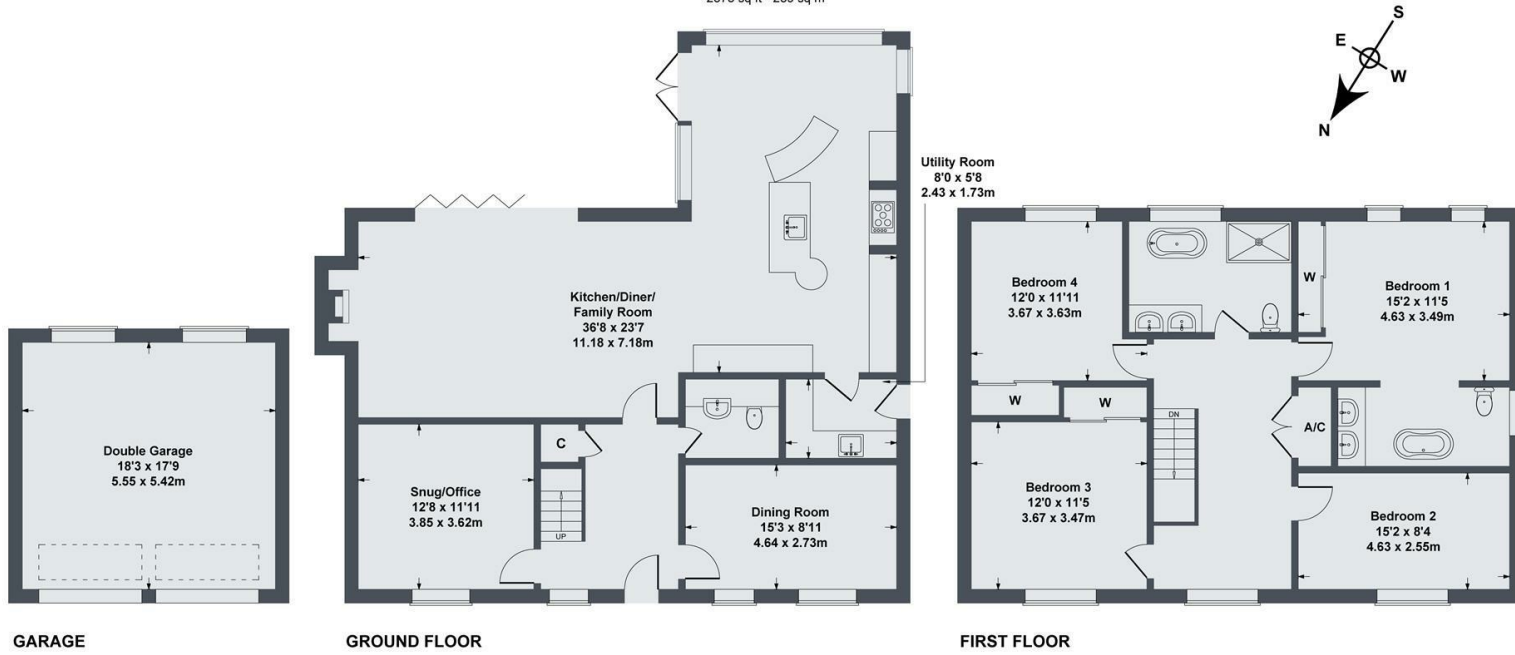
Strictly by appointment with GSC Grays 01423 590500

## 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.

**Roedhouse, Rocliffe**  
 Approximate Gross Internal Area  
 2573 sq ft - 239 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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

