



THE WILLOWS SKELTON ROAD
Langthorpe, Boroughbridge



THE WILLOWS SKELTON ROAD

Boroughbridge, YO51 9BZ

A most deceptive six bedroom five bathroom detached home offering over 3,300 sqft of immaculate accommodation, positioned on a private plot with river views in the centre of Langthorpe.

ACCOMMODATION

Offering over 3,100 sqft of living accommodation
Detached property perfect for multigenerational living
Immaculate in every way
Beautiful interior design
Six bedrooms and Five bathrooms
Stunning first floor reception room with river views
Enclosed gardens to the rear
Triple garage and parking for several vehicles



GSC GRAYS

PROPERTY • ESTATES • LAND

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Description

The Willows is a Tardis of a property. First impressions are of a delightful detached bungalow, however once you enter the reception hall, the scale of the home is evident. No stone has been left unturned in the creation of this special property. The vendors clearly have an eye for detail and every room has been designed with precision and style. It would not look out of place in an interiors publication and the vendors are rightly proud of their home.

This property is perfect for a multitude of buyers, however the flexibility and size of the accommodation makes it perfect for multigenerational buyers. With six bedrooms and five bathrooms there is plenty of space for friends and family to stay.

Briefly comprising:

To the ground floor: Entrance hall with stairs off, office, fantastic kitchen with beautiful high end units and integrated appliances and large peninsula, utility room, living/dining room with feature fire place and fitted stove, separate snug, house bathroom, two double bedrooms and the large principal bedroom with dressing room and ensuite bathroom.

To the first floor: Stairs lead up to the stunning living room with kitchen area off and bifold doors allowing the light to flood in and making the most of the views. There are three bedroom suites to the first floor all with amazing bathroom facilities and those to the rear with dressing rooms and not forgetting the amazing views and Juliette balconies. There is also a utility room/laundry off the landing.





Outside

The property is approached via a private gravelled driveway off Skelton Road. It leads to the property and there is off street parking for a number of vehicles. There is a large garage with three doors (two electric and one manual up and over) and side pedestrian access. Gated paths lead down both sides of the property to the rear and there is additional storage. To the rear is the garden mainly laid to lawn but with superb covered decking/entertaining area perfect for alfresco dining with friends



Situation & Amenities

The Willows is tucked down a private lane in the centre of the village of Langthorpe. The village is positioned on the northern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including independent eateries, boutiques, gift shops and butchers and bakers. There is a large doctors' surgery and dental practice, and the town is a short drive away from nearby Harrogate, Ripon and York.

There are many good state and independent secondary schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roeclyffe. With easy access to the A1M at Boroughbridge, mainline rail connections are available from nearby Harrogate, York and Thirsk to London and Edingburgh.

The Appeal of our Home

We live in a very quiet area overlooking the river and fields to the south of the property. We love the size of the rooms and the five bathrooms, perfect for when we have visitors.

Services & Other Information

All mains services are connected to the property

Local Authority & Council Tax

North Yorkshire Band F

What 3 Words

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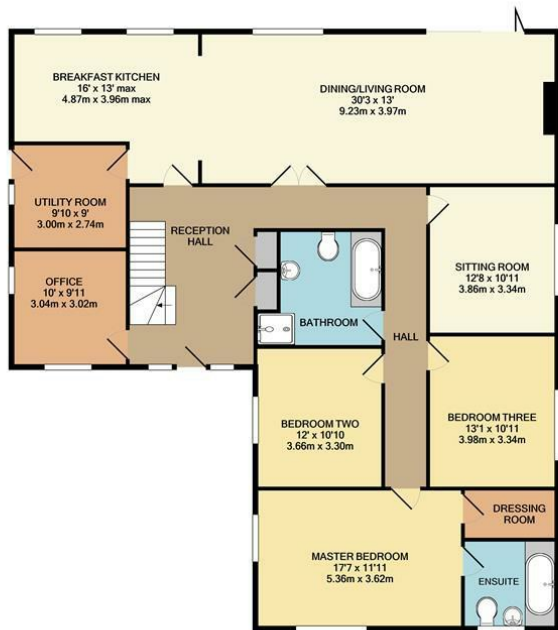
Viewings

Strictly by appointment with GSC Grays 01423 590500

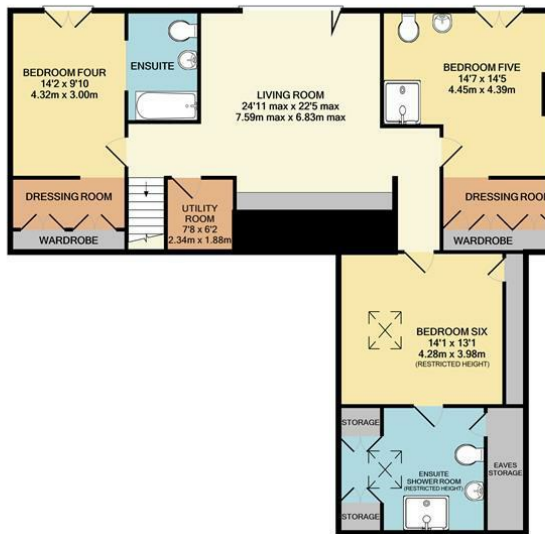
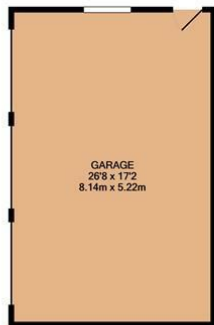
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2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
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6. Please discuss with us any aspects that are important to you prior to travelling to the property.



GROUND FLOOR
APPROX. FLOOR
AREA 2335 SQ.FT.
(217.0 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1275 SQ.FT.
(118.9 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 3153 SQ.M.(292.9 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		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	

