



1 Valuation Lane Valuation Lane, Horsefair  
Boroughbridge York, YO51 9AA

Offers in excess of £400,000



This stunning barn conversion with three bedrooms, a contemporary interior and a prime location. Just a few minutes' walk from the town centre. This is a rare opportunity to own a truly exceptional property. Don't miss out on the chance to make this your dream home.

PRIVATE GATED DRIVEWAY WITH PARKING FOR TWO CARS

KITCHEN DINER , LOUNGE

3 BEDROOMS HOUSE BATHROOM

FRONT ENTRANCE HALLWAY GROUND FLOOR WC

UTILITY ROOM SOUTH FACING WALLED GARDEN

CHARACTERFUL WELL APPOINTED ACCOMMODATION

A MINUTES WALK TO BOROUGHBIDGE TOWN CENTRE AND AMENITIES

MODERN ARCHITECT DESIGN 10 YEAR BUILDING WARRANTY EPC C



## Description

Nestled in the heart of Yorkshire, discover a hidden gem that boasts rustic charm and modern elegance. This stunning brick building is situated amidst private, walled gardens that face south, providing a calming sanctuary for those seeking a peaceful retreat.

Recently renovated to an exceptionally high standard, this delightful barn conversion comes with an architect's certificate, giving you peace of mind and assurance of quality. The property is located just a stone's throw away from a sought-after market town, known for its wide range of amenities including shops, cafes, and banks.

Upon entering the property, you are greeted with a bright and welcoming sunroom, leading to a spacious dining kitchen and living room. The first floor comprises three generously sized bedrooms and a beautifully appointed bathroom. The outdoor space includes a part-walled garden with double gated access, a paved area that could be transformed into a carport or garage, and a tiered garden providing a tranquil oasis in which to unwind.

The kitchen is equipped with high-quality appliances including an integrated fridge-freezer, electric hob/oven, extractor, and dishwasher. The utility room comes with space for a washing machine and dryer, a gas combi boiler, and sink. In terms of services, the property benefits from gas, electricity, and fiber available in the area.

This stunning property includes many desirable features, such as private gated parking for two cars, a walled garden, a barn conversion, a 3-bed detached property, a modern architect design, and a 10-year building warranty, providing you with security and peace of mind. The EPC rating is currently C. To fully appreciate the exceptional finish and layout of this exquisite period conversion, internal viewing is essential.

## Location

Boroughbridge is a charming town conveniently located near the A1 motorway, making it an ideal base for exploring the northern and southern parts of the UK. The town itself is filled with character, boasting a wide range of amenities to cater to all tastes. From independent shops and

supermarkets to cosy pubs and restaurants, there is something for everyone here. The town also has a post office, a leisure centre, and Boroughbridge High School, making it perfect for families.

For those who love exploring the great outdoors, Boroughbridge is just a stone's throw away from the Yorkshire Dales, where you can enjoy scenic walks and hikes. The town is also within easy reach of the spa town of Harrogate and the cathedral city of Ripon, both of which offer a host of attractions and activities to keep visitors entertained.

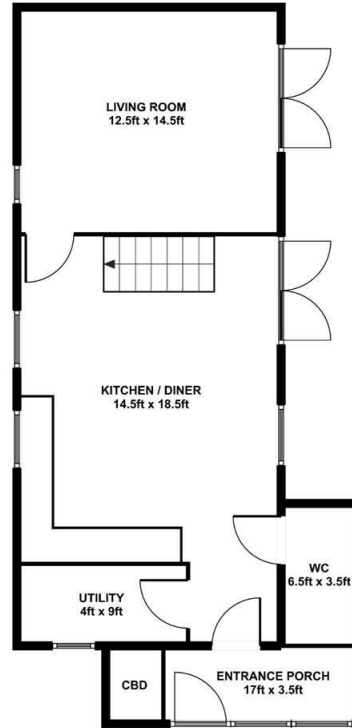
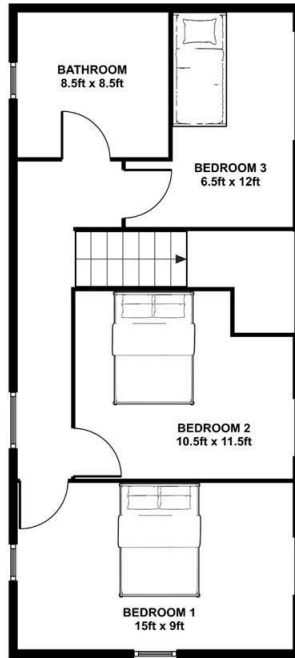
Getting around couldn't be easier, thanks to the proximity of the A1 (M). Leeds city centre and Leeds Bradford International Airport are just a 40-minute drive away, while York is a little over 30 minutes away. From York, you can travel to London in just over two hours on the East Coast mainline. Whether you're travelling for business or pleasure, Boroughbridge is the perfect place to base yourself.

## Disclaimer

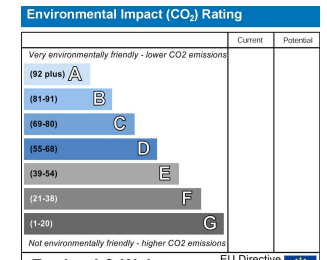
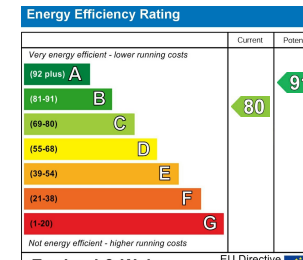
These particulars and plans are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property.







FLOOR PLANS  
INDICATIVE ONLY.  
NOT TO SCALE.



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