



Morton House
Roecliffe, Boroughbridge, York, YO51 9LY
£2,500 Per month



This stunning four-bedroom house boasts two modern bathrooms and expansive gardens that are sure to take your breath away. Nestled in a charming village of Roelcliffe near Boroughbridge, it offers easy access to excellent transport links, making it the perfect place to call home. With a delightful summerhouse and shed. an EPC rating of C, this property truly has it all. Don't miss out on the opportunity to experience the very best of village living in this incredible home! Available mid / end January 2024
Harrogate Borough Council, Council Tax Band D EPC C



Description

Morton House is a magnificent property that exudes timeless elegance and charm. Originally built in the mid-19th century, the house has been thoughtfully remodelled and renovated to create a perfect family home. The property boasts a charming front garden and electric gates, leading to a secluded haven surrounded by mature trees and hedges. The ground floor features a spacious sitting room with a multi-fuel stove, a dining room with an attractive gas stove, and a south-west facing conservatory connected to a well-appointed kitchen. The house also has a converted garage that has been transformed into a fantastic family room/home office, with bi-folding doors that open to the garden. The first floor boasts four double bedrooms, one with an en suite, and a superb house bathroom with a separate bath and shower. The garden is a delight, with a well-manicured lawn and well-planted borders. The summer house, with an internet supply and electric, is the perfect place for home working. The greenhouse adjoining the potting shed, which also has electric, is a great addition to the garden. Morton House is an inspiration for anyone looking for a beautiful home in a well-served North Yorkshire village.

Location

Roecliffe is a charming village situated approximately 1.5 miles away from Boroughbridge. It is a popular area that boasts several amenities including a pub, primary school, village green, and a beautiful church.

Boroughbridge itself offers an array of excellent amenities such as independent shops, schools, a supermarket, cafes, and several public houses.

The village's strategic location makes it convenient for the wider area, including the major business centers of Harrogate (about 13.5 miles), York (about 21 miles), and Leeds (about 29 miles) via the nearby A1(M).

Boroughbridge and the surrounding villages are nestled between the stunning National Parks of The North Yorkshire Moors and the Yorkshire Dales, offering a wealth of family attractions and activities, from National Trust Houses to Sports Activity Centres.

Please note that all distances and travel times are approximate.



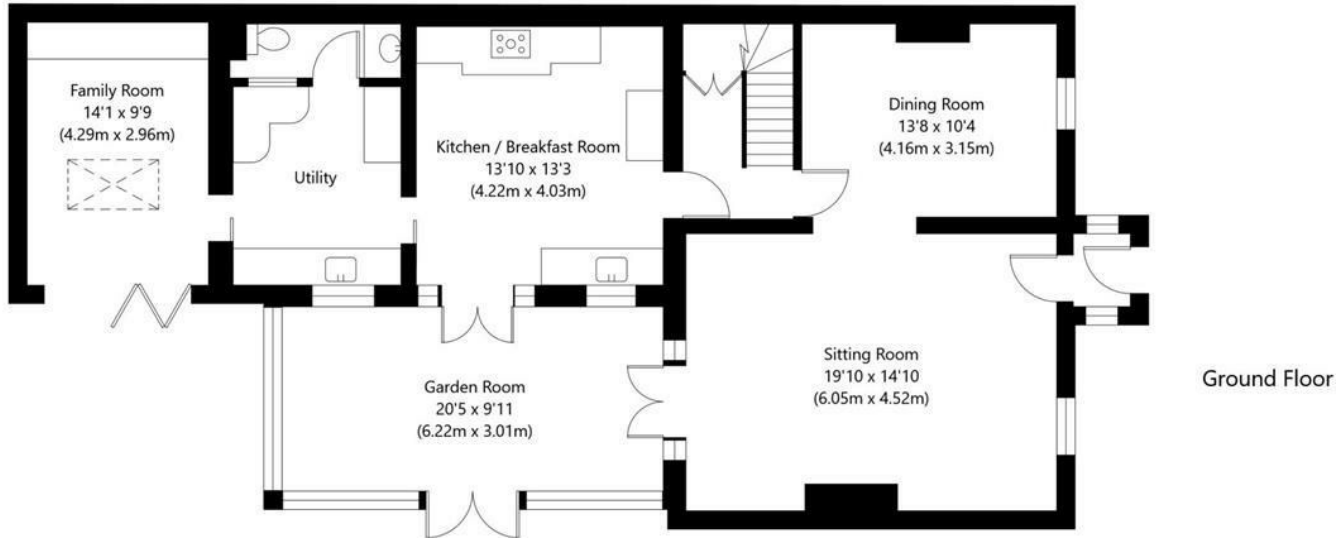


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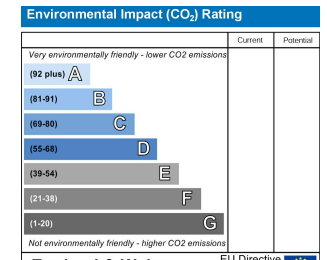
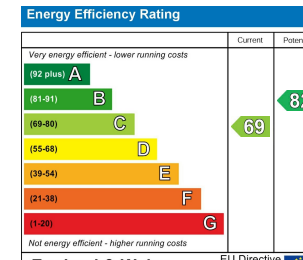
Ground Floor - 1259 SQ FT / 116.94 SQ M

First Floor - 844 SQ FT / 78.37 SQ M

Total - 2103 SQ FT / 195.31 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified



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