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**FOR SALE**

**1 Lime Tree Cottages**  
Roecliffe, York, YO51 9LY  
Guide price £275,000



No 1 Lime Tree Cottages is a delightful two-bedroom cottage is located in a sought-after location in the village of Roecliffe approximately one mile from Boroughbridge and the A1 North and South

Whether you're enjoying the stunning views from your windows or taking a stroll through the picturesque village, you'll feel right at home in this cozy cottage.

SITTING ROOM OVER LOOKING THE VILLAGE GREEN

DINING KITCHEN WITH ACCESS TO THE CHARMING REAR YARD

TWO DOUBLE BEDROOMS

MODERN SHOWER ROOM

OUTBUILDING TO THE REAR

OIL CENTRAL HEATING, COUNCIL TAX BAND D EPC E



## Description

Nestled in the picturesque countryside of North Yorkshire, Roecliffe is a charming village that offers a serene and idyllic lifestyle. Situated in the lower valley, the village is located on the bank of the River Ure, providing residents with breath taking views of the surrounding natural beauty.

At the heart of the village lies the idyllic village green, a tranquil oasis that serves as a gathering place for the community. The green is surrounded by a variety of amenities, including St. Mary's Church, a beautiful and historic place of worship that has stood in the village since the 1830's. The village primary school is also located nearby, providing children with an excellent education in a stunning setting.

This charming two-bedroom cottage is located in a sought-after location in the village, providing residents with easy access to all the amenities the village has to offer. The cottage has been lovingly maintained and comes with UPVC windows and oil central heating, ensuring a warm and comfortable living environment throughout the year.

Residents of Roecliffe also benefit from easy access to Boroughbridge town, a thriving hub of activity that offers a wide range of shops, restaurants, and services. The village is well-connected to the town and other surrounding areas via convenient bus links, making it easy to get around and explore all that the region has to offer.

In summary, this delightful cottage in Roecliffe offers an idyllic lifestyle in a breathtakingly beautiful location. With its charming village green, historic church, excellent school, and convenient location.

### Entrance Vestibule

Glazed panelled front door leading to:-

### Sitting Room : 18.9 x 10.09

Window to the front overlooking the village green, Feature fire surround, two central heating radiators.

### Dining Kitchen : 23.4 x 11.1

Kitchen Area: With window to the rear elevation, floor and ceiling base cupboards with complementary work surface,

integrated stainless steel sink with drainer, electric oven and hob, plumbing for dish washer and washing machine, space for fridge, access door leading onto the rear yard area.

Dining Area: With window to the side elevation, stairs rising to the first floor.

### First Floor

#### Bedroom One 13.4 x 10.10

Window to the front elevation overlooking the lovely village green and church, fitted wardrobes with over head cupboards and central heating radiator.

#### Bedroom Two: 11.0 x 9.12

With window to the rear elevation and central heating radiator.

#### Shower Room

With obscure glazed window to the side elevation, walk in shower, wash basin and low level WC.

#### Externally

There is a small cottage garden to the front. To the rear there is an enclosed courtyard and useful shed.

## Location

The village of Roecliffe is a picturesque village with an interesting mix of properties set around its well tended green. an ideal location in which to explore the area further. Most of the bridalways and footpaths are linked so walkers or cyclists can easily connect to the local villages around Roecliffe.

This immaculately presented character cottage will undoubtedly appeal to those seeking the tranquillity of village life yet still enjoying the convenience of access to business centres via the A1 motorway including Leeds, Darlington and Teesside. In addition Roecliffe is well placed for daily travel to Harrogate, York, Ripon and Northallerton. Immediate village facilities include a successful village primary school and church which has stood in the village since the 1830's. The historic market town of Boroughbridge offers a traditional High Street of shops, doctor and dental surgeries, main post office, library with a community resource centre and good bus service. The agents recommend an internal viewing of this deceptively spacious and charming character cottage.

## Directions

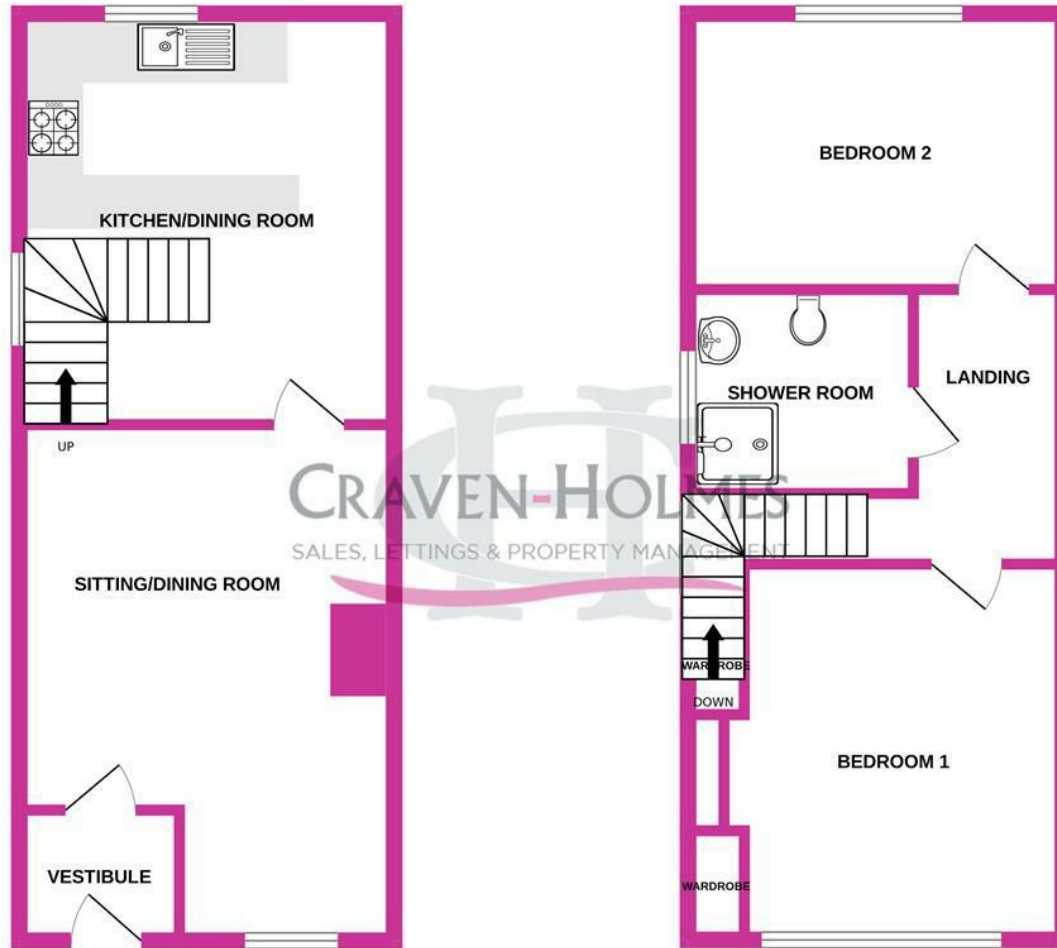
From the centre of Boroughbridge proceed down the High Street, into Fishergate and turn left at the 'T' junction onto Horsefair. Turn right just past the pedestrian crossing onto Roecliffe Lane and follow this road under the A1 and into Roecliffe village. Lime Tree Cottage is on the left just before the village primary school.



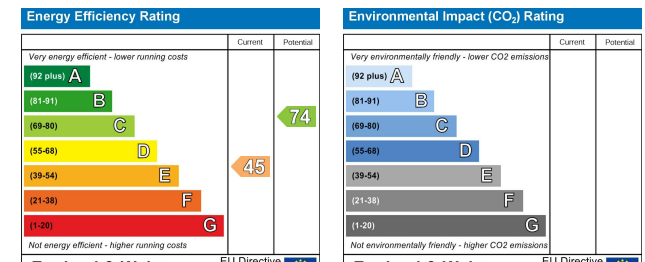


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.



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