



Fern Cottage  
Norton Le Clay, Boroughbridge. York, Yorkshire YO61 2RS  
Guide price £365,000



LOCATED IN THE HAMLET VILLAGE OF NORTON LE CLAY A WONDERFUL CHARACTER COTTAGE SURROUNDED BY COUNTRYSIDE YET ONLY 2 MILES FROM THE QUIANT TOWN OF BOROUGHBIDGE AND 3 MILES TO THE A1 M NORTH AND SOUTH WITH CHARACTER AND CHARM THROUGHOUT TO INCLUDE SITTING ROOM WITH WOOD BURNING STOVE AND DINING ROOM ROOM WITH OPEN FIRE - BOTH WITH PATIO DOORS LEADING OUT ONTO A COTTAGE GARDEN. KITCHEN WITH EXCLEENT STORAGE AND BUILT IN APPLIANCES THREE FIRST FLOOR BEDROOMS WITH HOUSE BATHROOM, STUNNING TOP FLOOR BEDROOM WITH ROLLED TOP BATH COTTAGE GARDEN TO THE FRONT AND ENCLOSED PATIO TO THE REAR TO CATCH THE SUN. EPC E



## Description

The property has undergone significant improvements by the current owner and offers versatile accommodation throughout. The ground floor comprises of a spacious through lounge with exposed timber beams, wood-burning stove, and patio doors leading out onto the charming cottage garden. Additionally, there is a separate dining room with an open fireplace and patio doors leading to the private cottage-style garden. The ground floor also boasts an extended and stunning breakfast kitchen. The first floor comprises of three bedrooms and a modern house bathroom. The property also features a fully boarded attic bedroom with an impressive bathing area that includes a rolled top freestanding bath.

The property boasts an attractive cottage-style garden with a garden gate and pathway to the front of the property, ideal for outdoor entertaining. To the rear of the property, there is a fully enclosed yard that can be accessed directly from the breakfast kitchen, providing the perfect spot for al fresco living.

## Location

Set within the peaceful hamlet of Norton Le Clay is this surprisingly spacious and extended three bedroom semi-detached period home. Norton-le-Clay is a village and civil parish in the Harrogate district of North Yorkshire, England. It is situated near the A1 motorway and 2 miles north-west of Boroughbridge.

## Services

The property has mains services to the property together with oil fired central heating.

## Directions

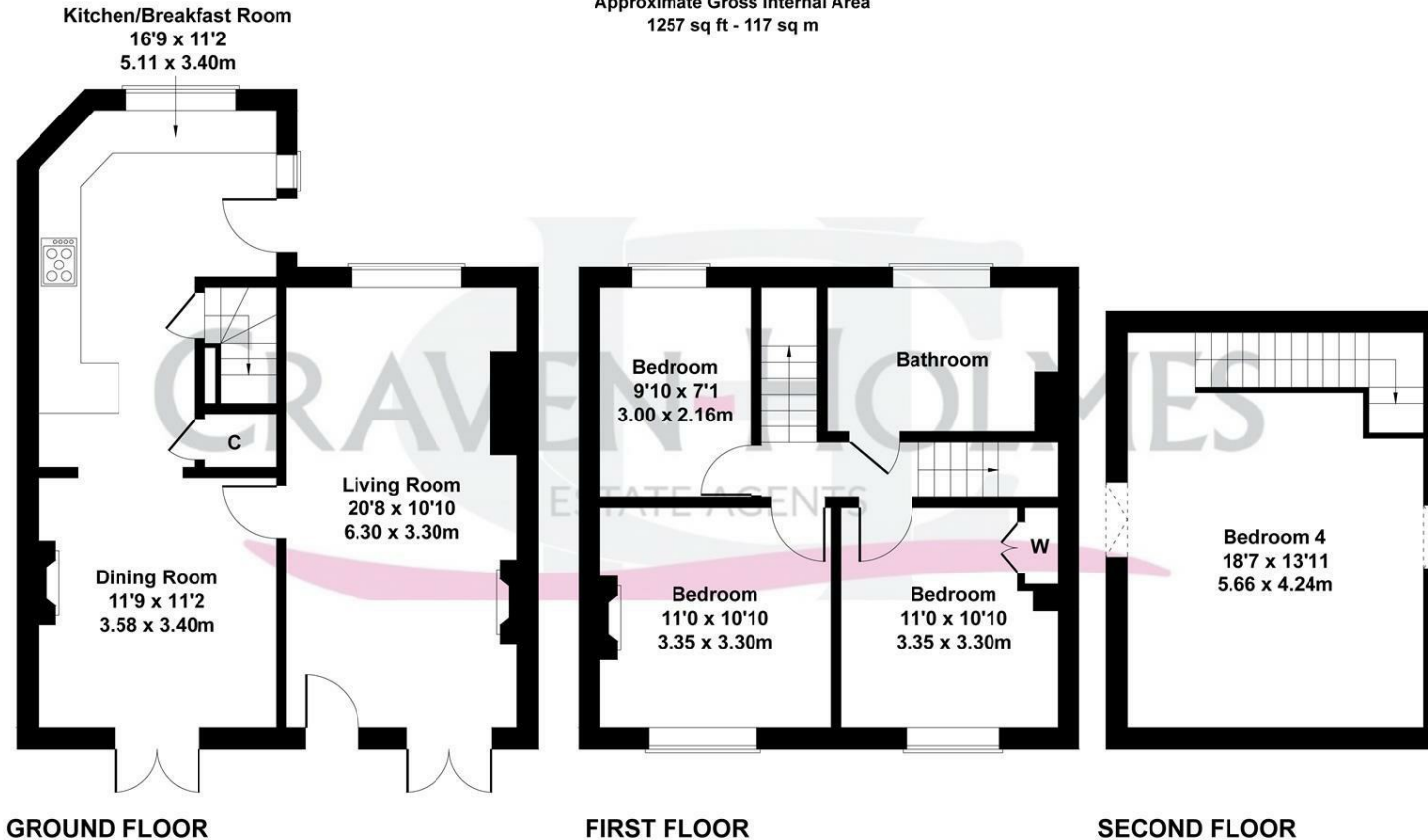
From our central Boroughbridge office on the high street, proceed further onto Fishergate, turning right onto Horsefair. Proceed over the river and take the second exit at the roundabout. Proceed for some distance and turn right onto Broad Balk Lane. Follow the road into Norton Le Clay whereupon Fern Cottage is positioned on the right hand side.



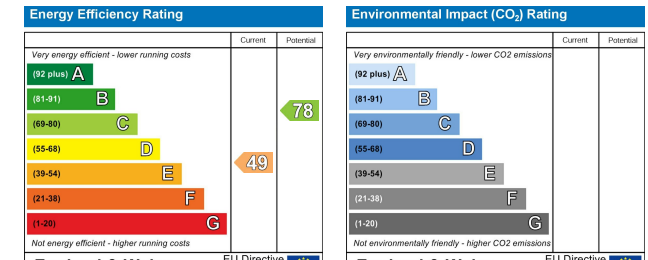


## Fern Cottage

Approximate Gross Internal Area  
1257 sq ft - 117 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



**Craven-Holmes Estate Agents.** 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 e: [lettings@craven-holmes.co.uk](mailto:lettings@craven-holmes.co.uk) | [sales@craven-holmes.co.uk](mailto:sales@craven-holmes.co.uk)

[www.craven-holmes.co.uk](http://www.craven-holmes.co.uk)