



DUNSTAN GRANGE MAIN STREET

Great Ouseburn, York, YO26 9RG



GSC GRAYS

PROPERTY • ESTATES • LAND

DUNSTAN GRANGE MAIN STREET

Great Ouseburn, York, YO26 9RG

A much loved four bedroom detached family home that has been much loved by the existing owners for over 30 years.

Dunstan Grange is a fantastic four-bedroom family home which has been much loved by the existing owners for over 30 year. Positioned in the sought after village of Great Ouseburn, the property was constructed in the 1990s and has been well maintained and updated. With immaculate accommodation throughout, gardens to three sides, driveway and garage. The property would suit a variety of purchasers from younger families to downsizers wanting a detached village home.



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Description

A timber panelled entrance door leads to the entrance porch and through to the hallway. There is a staircase off, with attractive arched window to the front, cloakroom/wc. The lounge stretches from front to rear of the property with an attractive bay window overlooking the garden. There is a feature fireplace and double doors lead through to the dining room. The dining room has attractive timber flooring that flows seamlessly through to the modern kitchen which has been updated over recent years. With Shaker-style units and timber and marble worktops over, this is a most charming space. With large, glazed windows from the kitchen looking over the patio area and garden and double French doors from the dining room, this is an excellent space for entertaining. Off the kitchen is a utility room with plumbing for automatic washing machine and dryer and this leads through to rear porch/boot-room area. Off the hall is a further reception room currently being used as a study but could equally be used as a playroom for children. A returned staircase leads up to the first-floor landing. The Master Bedroom is found to the rear of the property and has a range of built-in wardrobes and double doors that lead to a Juliette balcony. This is south facing, a delightful place to sit and enjoy an evening drink. Off the Master Bedroom is a large ensuite bathroom which has recently been updated, with separate shower cubicle, slipper bath, low-flush WC and wash hand basin. There are three further bedrooms off the main landing, built-in storage cupboards and a delightful house bathroom.

Situation and Amenities

The property is positioned centrally in the popular village of Great Ouseburn, a thriving village with wide array of amenities including a large village hall and sports field being used frequently for various clubs and activities. There is a fantastic village primary school, church, village shop and the recent addition of the popular Lime Tree Inn public house and well-regarded restaurant. The village also a weekly visiting fish and chip van.

State secondary schools are located nearby in Boroughbridge and Knaresborough with the well-respected Queen Ethelburga's public school is a short drive. The A1 motorway is approximately 5 miles. The nearest railway station is Cattal which is on the Leeds – Harrogate – York line and thereafter mainline trains to London and Edinburgh.

The nearby town of Boroughbridge has a fabulous array of independent shops and boutiques, eateries and a large supermarket. Ripon and York are approximately 12 miles away.

Outside

The property is approached through timber gateposts to a gravelled driveway offering parking to the front and side of the property for several vehicles. There is a detached double garage with 2 up-and-over doors with side pedestrian access. To the front of the property is a cobbled wall and a lawned garden which leads round to the side.

To the rear of the property there is an enclosed garden, laid to lawn with terracing and paved patio, access from the dining room perfect for al-fresco dining.

The Appeal of our Home - The Owners Insight

We live in a beautiful village with all the amenities a family could want. There is a high-performing school with excellent SEN. The village church has a choir and regular services are held. There is a village post-office and store recently refurbished and now offering a cafe. A mobile coffee cart. A thriving village hall where everything from bowls to Pilates takes place and plenty of space for the cricket club outside as well as a childrens play area. The nearby Dunesforde winery also puts on events and runs a bar. The village pub - The Lime Tree offers fantastic food and accommodation for visiting relatives. Once a year the hugely popular Spring Festival brings visitors to the village and raises funds for school, church and village hall, this brings all involved together and the gardens which are open are beautiful to see. We have loved being part of the community as a family, both children thrived at the village school which is sought after. A characterful house with reclaimed brick and wrap around garden. School parking is on the opposite side of the road and with ample drive space parking and access is problem-free. Bus route into town is useful for teenagers as is Cattal railway station 10 minutes away. Boroughbridge is also 10 minutes away within easy reach. Plenty of lovely village pubs nearby and Beningbrough Hall is just 15 minutes away. We have loved beautiful walks from the doorstep. Its time to move on for our next phase now that our children have left home.

Services and Other Information

The property is connected to main electricity, water and drainage and there is oil-fired central heating.

EPC

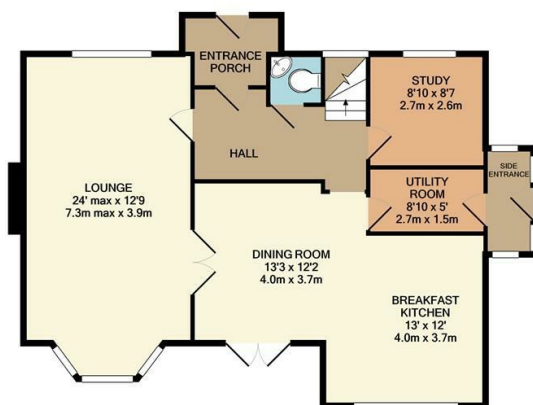
Local Authority and Council Tax

North Yorkshire County Council, Band F

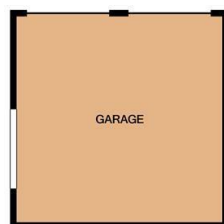
Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not



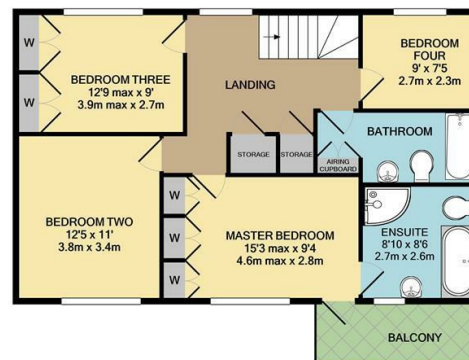


GROUND FLOOR
APPROX. FLOOR
AREA 1143 SQ.FT.
(106.2 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1648 SQ.FT. (153.2 SQ.M.)

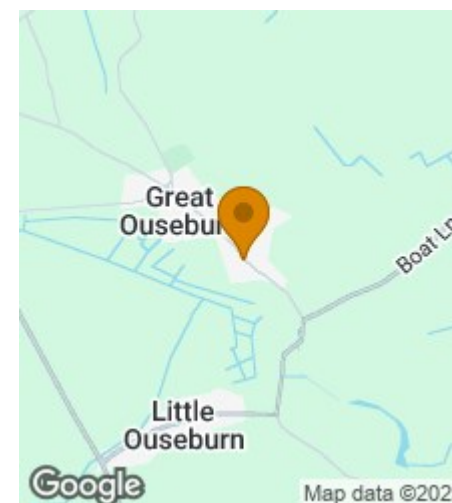
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



FIRST FLOOR
APPROX. FLOOR
AREA 761 SQ.FT.
(70.7 SQ.M.)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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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.