



ALSTAN LODGE

7 Milby Gardens, Boroughbridge



GSC GRAYS

PROPERTY • ESTATES • LAND



## ALSTAN LODGE

7 MILBY GARDENS, BOROUGHBRIDGE YO51 9FR

Ripon 7.2 miles, Harrogate 13.5 miles, York -17.7 miles

ALSTAN LODGE IS A SUPERB 5/6 BED MODERN DETACHED HOME OFFERING EXPANSIVE ACCOMMODATION THAT HAS BEEN BEAUTIFULLY UPDATED AND MAINTAINED BY THE CURRENT OWNERS. POSITIONED ON THE OUTSKIRTS OF THIS DEVELOPMENT BY HARRON HOMES, THE PROPERTY BENEFITS FROM LARGE, LANDSCAPED GARDEN TO THE REAR AND BEAUTIFUL DÉCOR THROUGHOUT. WITH DOUBLE GARAGE AND PARKING FOR VEHICLES, THE PROPERTY IS A SHORT WALK FROM THE WIDE AND VARIED AMENITIES IN BOROUGHBRIDGE CENTRE.



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Alnwick  
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Driffield  
Tel: 01377 337180

Barnard Castle  
Tel: 01833 637000  
Kirkby Lonsdale  
Tel: 01524 880320

Chester-le-Street  
Tel: 0191 303 9540  
Richmond  
Tel: 01748 829217



## Alstan Lodge

Alstan Lodge is a fabulous family home. It combines beautiful interiors with an expansive garden to the rear which offers a high degree of privacy due to the screening and planting the current owners have carried out. Being positioned on the edge of the development, the property has easy pedestrian access to local riverside walks and also the centre of Boroughbridge. To the front is a block-paved driveway leading to a pathway to the front door. This opens to the expansive reception hallway with stairs off and an understairs cupboard. The lounge to the front has a large bay window, feature media wall and further window. To the rear of the property is the huge breakfast/kitchen with patio doors leading out to the aforementioned garden and double doors leading to the dining room which can equally be used as a playroom. The breakfast/kitchen has been upgraded and there is a wide range of wall and floor mounted units with integrated appliances. A door leads to the utility room and downstairs cloakroom; an integral door leads to the large double garage. This could be converted to further residential accommodation subject to building regs and planning. To the First Floor: the staircase leads to the fantastic galleried landing, to the rear is the master bedroom suite with dressing area and ensuite shower room and window overlooking the beautiful rear garden. Bedrooms 2 and 3 are served by the Jack and Jill shower room to the centre and are perfect for teenage children. There are two further double bedrooms and also the 6th bedroom or study. The house bathroom is beautifully presented and positioned to the rear of the house.

## Outside

The property is approached by a pristine block-paved driveway offering parking for a number of vehicles and to the double garage doors. A lawn leads from the front to the side of the property with a hedge boundary. The rear garden is a particular feature of this home. The vendors have lovingly landscaped this area to create a covered entertaining gazebo area, a further patio and screening from mature trees and shrubs. This is a perfect place for relaxing and equally, superb for families.







## Situation and Amenities

The property is positioned on the periphery of the popular Harron Homes development, situated in the small village of Langthorpe. The village is on the northern edge of the thriving town of Boroughbridge which has a huge variety of amenities, including independent eateries, boutiques, gift shops, butchers and bakers. There is a large GP surgery and dental practice and the town is a short drive away from nearby Harrogate, Ripon and York. There are many good state and independent schools in the local area including Boroughbridge High School, Cundall Manor and Queen Ethelburga's. There are local primary schools in the Boroughbridge, Kirby Hill and Roecliffe area. With easy access to the A1M at Boroughbridge, mainline train connections from nearby Harrogate, York and Thirsk to London and Edinburgh.

## The Appeal of our Home – The Owners Insight

We have lived in the property since new and were first attracted to it because of the room dimensions and the position. It is situated on a private road with the local amenities just a short walk away. We spend a lot of time in the sunny landscaped garden where we have hosted many family get-togethers. The double French doors leading from the kitchen and dining room onto the patio create an indoor/ outdoor great space for any gathering. The large galleried landing is light and airy and is at its best when the morning sun streams through the window. It is now time for us to move, but we will look back at our time at Alstan Lodge with many happy memories.

## Services and other Information

The property is connected to all mains services.





### 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

### Local Authority and Council Tax Band

North Yorkshire County Council – Band G

### EPC

Rate B

### Fixtures and Fittings

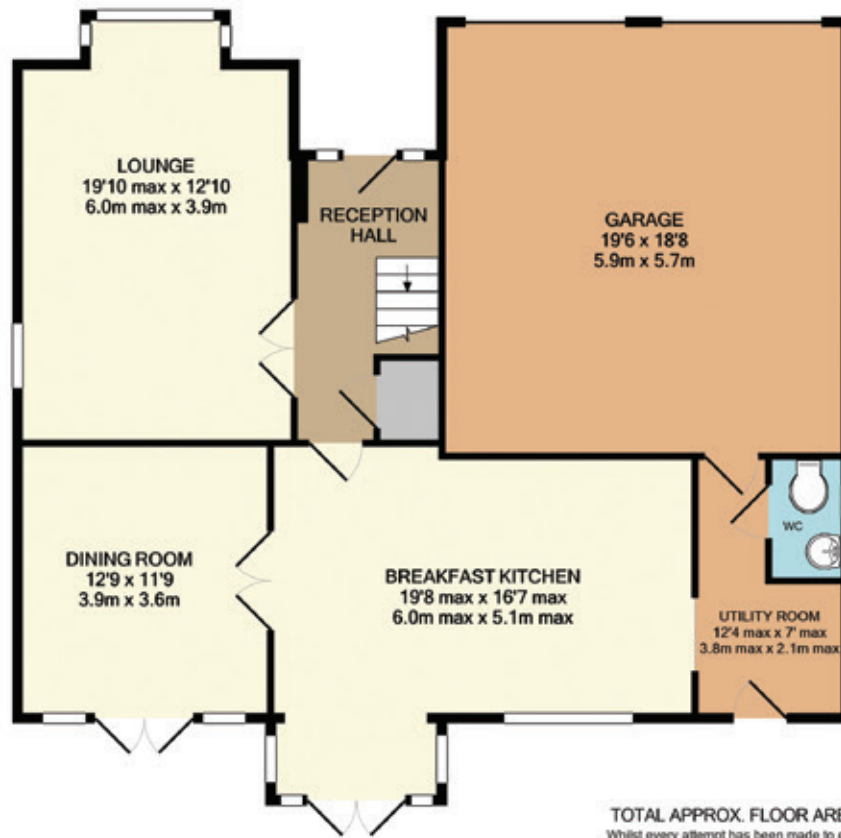
Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

### What3Words

///towels.worm.toffee

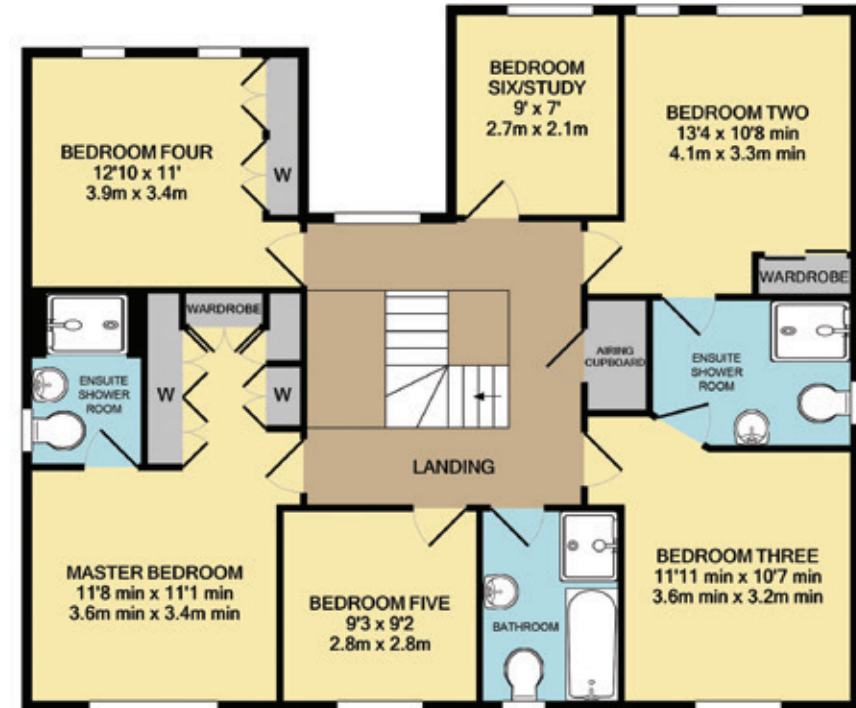
### Viewings

Strictly by appointment with GSC Grays 01423 590500



GROUND FLOOR  
APPROX. FLOOR  
AREA 1217 SQ.FT.  
(113.1 SQ.M.)

**TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 2361 SQ.FT. (219.4 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 1145 SQ.FT.  
(106.3 SQ.M.)



#### Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

#### DISCLAIMER NOTICE:

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1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: May 2025

Photographs taken: XX XX