



BROADLANDS FARM AND BARN

Little Ouseburn, Near Boroughbridge



GSC GRAYS

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BROADLANDS FARM

MAIN STREET, LITTLE OUSEBURN, YORK YO26 9TD

AN IMPRESSIVE GRADE II LISTED 4 BEDROOMED HOUSE WITH ATTACHED 2 BEDROOMED ANNEX, PLUS A CONVERTED BARN BEING COMMERCIAL OFFICES BUT IDEALLY SUITED FOR SEPARATE RESIDENTIAL USE, ALL SITUATED IN A LOVELY VILLAGE SETTING BETWEEN BOROUGHBIDGE AND YORK

Main house

Entrance hall • Cloaks/WC • Sitting room • Dining room • Music room
Study • Breakfast kitchen • Pantry • Utility room • Rear hall
Four bedrooms • House bathroom

Annex

Hallway • Sitting room • Dining kitchen • Two bedrooms • Bathroom

Converted barn

Self-contained office accommodation of some 3400 sq ft (gross)

Outside

Large Carport, workshop and parking • Separate office parking
Established grounds including an enticing walled garden

FOR SALE BY PRIVATE TREATY



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Situation

Broadlands Farm occupies a prominent position on the main street of Little Ouseburn, an increasingly popular village noted for its individual homes. The village is situated some 5 miles south-east of Boroughbridge and equidistant from York and Harrogate. Both can be easily reached by road or rail with Cattal station a 6-7 minute drive offering connections to the LNER East Coast Main line. The A1 (M) motorway is 5 miles to west affording excellent accessibility to the West Yorkshire conurbation and further afield.





Description

This impressive house having plum red brick elevations under a pantile roof, dates from the mid C18th century and is understandably a Grade II listed building, occupying a prominent position in the centre of the village. The elegant roadside walling is also listed. The property offers well-proportioned accommodation with an attached single storey annex that has both direct and separate access with resultant flexibility of use. Overall, the house and annex extend to some 3300 sq ft. On the northern side, with access off Back Lane is a two-storey brick barn that was part of the original farmstead. It was converted some 20 years ago into a self-contained suite of commercially let offices of around 3400 sq ft (gross) with generous separate parking. Whilst this use could continue, the barn would readily suit residential use as a separate 4 bedroomed dwelling with its own appealing south facing walled garden. A planning application for this purpose is currently being considered.

Accommodation

The farmhouse is a lovely home of considerable character which is immediately apparent on arrival into the panelled entrance hall. The sitting room has a feature fireplace and window overlooking the main garden area. The panelled dining room has an impressive fireplace with window to the garden. There is a separate music room and study in addition. A useful utility room connects to the rear entrance hall being conservatory styled with access to driveway courtyard, the main garden area and annex. The first floor of the main house encompasses 4 bedrooms plus a house bathroom with the option of having additional bedroom accommodation if utilised in conjunction with the annex. That said the annex also has its own external access and is suitable for dependent relatives, home working or income generation.

The current offices, which are offered with vacant possession following the end of a long-term letting to a software company, are in good order and the present use could continue. Alternatively plans have been prepared and an application submitted to North Yorkshire Council for conversion of the barn to a separate dwelling of around 3400 sq ft and the decision is awaited. Broadlands Farm



as a whole is a unique property that offers considerable flexibility, including for multigenerational living, income generation from both residential and commercial users or potentially subdivision of ownership.

Mode of Sale

The property is offered for sale as a whole as one lot. A separate sale of the barn might be considered, but this is not the preferred option.

Tenure

The property is freehold and offered with full vacant possession.

Services

Mains water, electricity and drainage are installed. Heating is oil fired with the barn having a separate boiler. Fibre broadband is installed to the offices as well as an EV charging point.



Floorplans

Plans of the layout for the proposed conversion of the barn from offices to a dwelling, as well as enlarged plans of the house and annex are available on request.

Owners Insight

We purchased Broadlands Farm in 1997 and undertook the redevelopment from a farmhouse and out buildings into an extended home and office. We have thoroughly enjoyed the space and facilities offered to provide a home for our teenager daughters and later our daughter's family.

We love the panelling, the welcoming warmth of the Aga and the wood burning stoves. The rooms have been perfect for everyday living and cosy entertaining. It's going to be very hard to leave but the house exceeds our requirements as the family have left home.

Directions

From the B6265 proceed east along the village main street with the property half-way down on the left-hand side.

what3words: ///plays.simulator.hill

Viewing Arrangements

Strictly by appointment through GSC Grays -
T: 01423 590500 | E: tajw@gscgrays.co.uk

Approx. Gross Internal Floor Area
Main House = 2441 sq. ft / 226.77 sq. m
Office = 3407 sq. ft / 316.51 sq. m
Annexe = 859 sq. ft / 79.80 sq. m
Outbuilding = 368 sq. ft / 34.18 sq. m (Excluding Carport)
Total = 7146 sq. ft / 663.87 sq. m

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