



SWALLOWS NEST, GLEBELANDS, BOROUGHBRIDGE, YO51 9HF

Grafton Lane, Boroughbridge, YO51 9HF



AN EXCEPTIONAL FIVE-BEDROOM CONTEMPORARY RESIDENCE

Part of an exclusive enclave of just four luxury homes, designed for
refined modern living.

			EPC
5	5	3	B

Local Authority: North Yorkshire County Council

Council Tax band: F

Tenure: Freehold

Distances : York 18 Miles, Harrogate 10.5 miles. (All distances are approximate.)



SITUATION

Perfectly positioned in a peaceful, semi-rural setting, Swallows Nest offers the ideal balance between countryside tranquillity and everyday convenience. The property lies just 1.5 miles from the A1(M), placing York, Harrogate and wider Yorkshire within effortless reach. The neighbouring villages of Aldbrough and Marton-cum-Grafton are a short walk away, while the vibrant market town of Boroughbridge—approximately 2 miles distant—offers independent shops, excellent schooling and day-to-day amenities.

For commuters, rail services from Kirk Hammerton and Cattal provide direct connections to York and Leeds, with fast onward links to London and Edinburgh. Leeds Bradford and Teesside International airports offer a choice of domestic and international travel. Highly regarded public and private schools enhance the appeal of this desirable location for families seeking quality and lifestyle.







THE PROPERTY

With over 3,400 sq ft of beautifully crafted accommodation, Swallows Nest has been designed to offer a luxurious and versatile living environment. The light-filled interiors showcase high-end finishes throughout, including sleek double-glazed windows and bi-fold doors with integrated blinds that seamlessly connect the home to its outdoor spaces.

The bespoke kitchen by Design House Interiors of Wetherby forms the heart of the home, perfect for relaxed family living or entertaining, while the bathrooms, by Harps Bathrooms, feature elegant contemporary fittings. Externally, low-maintenance composite cladding complements the property's striking modern aesthetic.

Summary of Accommodation

Ground Floor: Reception Hall, Cloakroom/W.C., Living/Kitchen/Breakfast Room, Living Room, Family Room, Study, Utility Room.

First Floor: Landing, Principal Bedroom with En-Suite Bathroom, Four Further Bedrooms all with En-Suite Bathrooms.





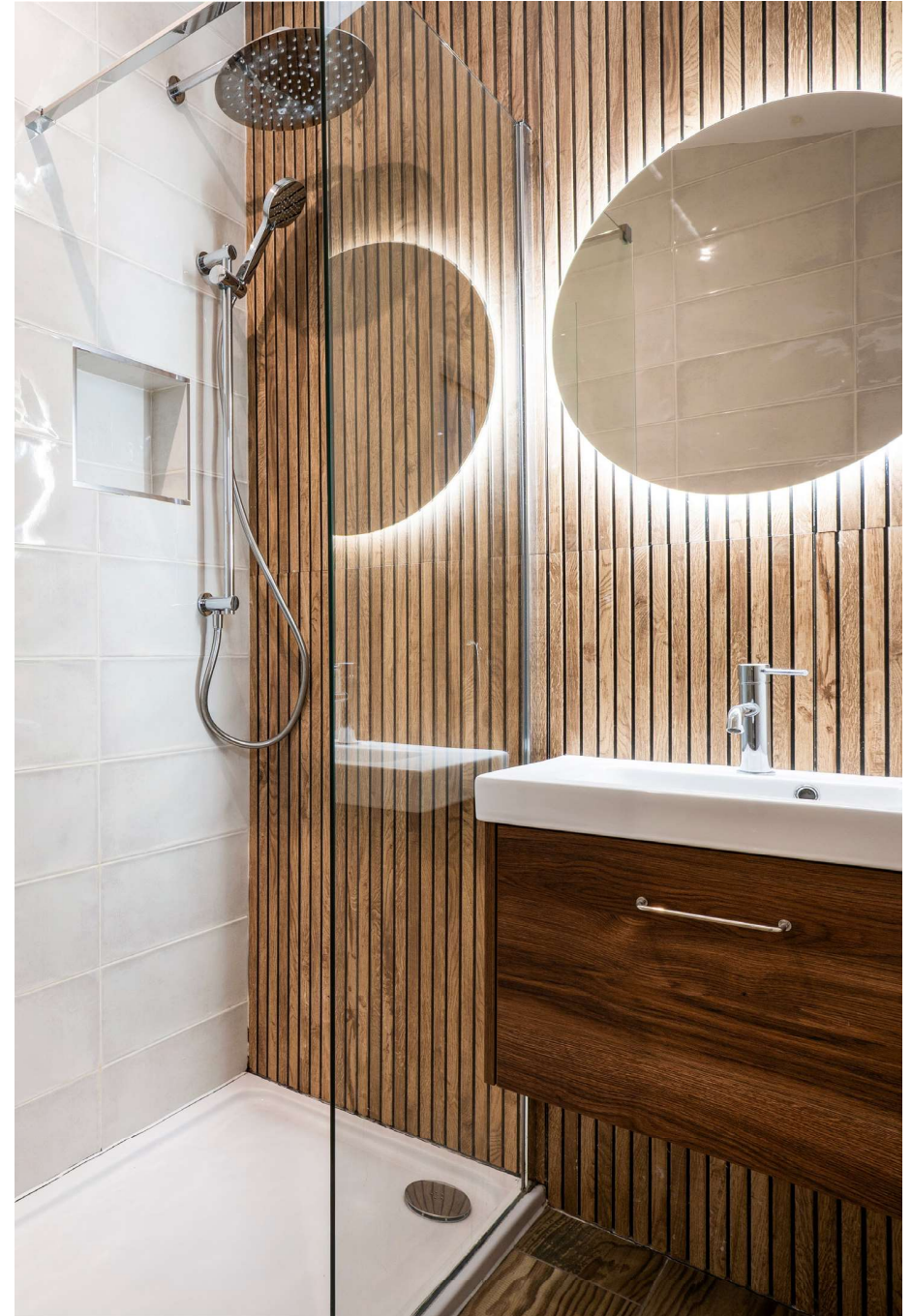


EXTERNALLY

A private gravelled road leads into the development, setting a sense of exclusivity from the outset. The Indian stone-paved driveway provides generous parking, while the landscaped garden and dedicated outdoor entertaining area create a wonderful space for al fresco dining, play and relaxation, ideal for enjoying long summer evenings.

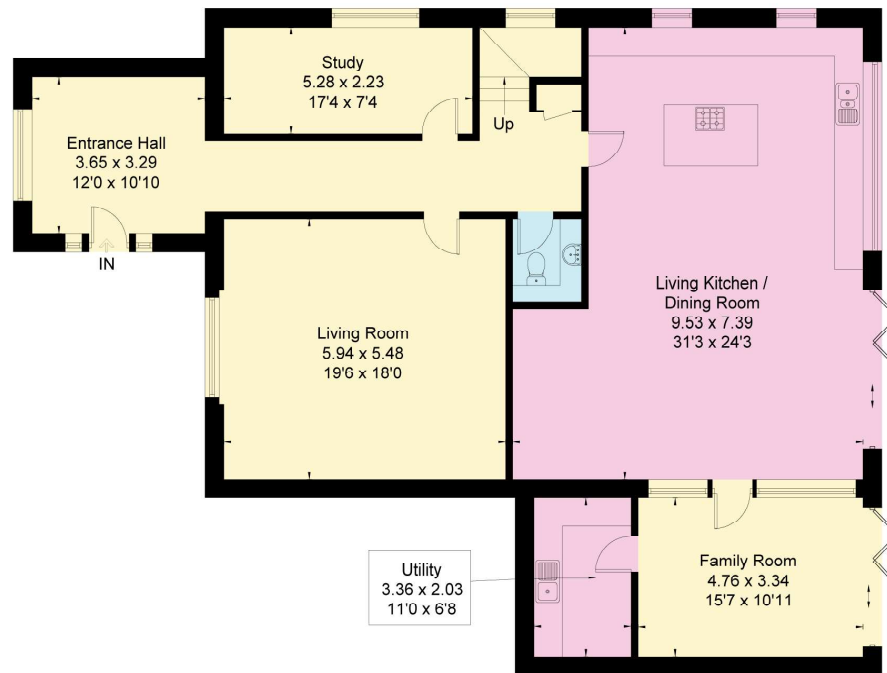
Services

- Air source heat pump with underfloor heating to the ground floor and radiators to the first floor
- Mains electricity
- Mains water; private drainage via individual treatment plants

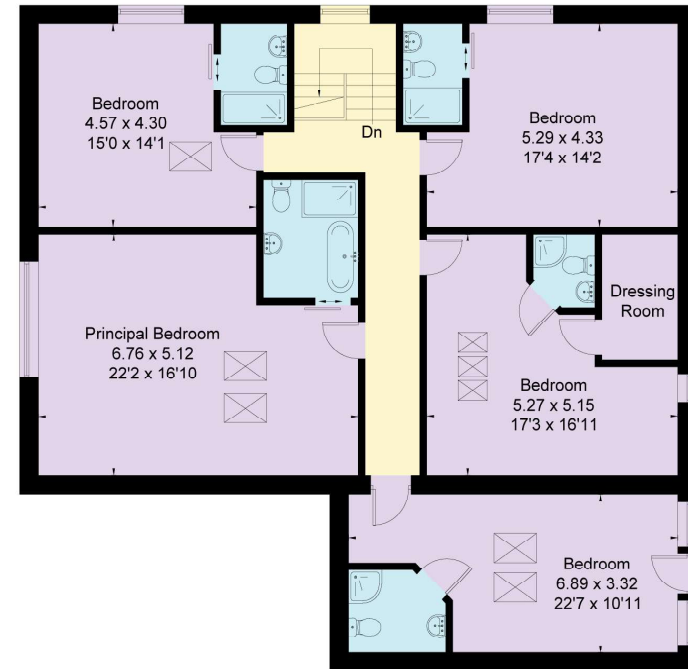




Approximate Floor Area = 321 sq m / 3455 sq ft



Ground Floor



First Floor



Drawn for illustration and identification purposes only by @fourwalls-group.com #100301

Approximate Gross Internal Area = 321 sq m / 3455 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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