

# Glebelands House Boroughbridge North Yorkshire







## Modern 5-6 bed detached farmhouse.



Glebelands House is an immaculately presented modern country home offering ample versatile family accommodation arranged over three floors, extending to over 4,300 square feet in total.

The well planned ground floor, with zoned under floor heating throughout, comprises a welcoming reception hall with bespoke oak staircase and large boiler room beneath, spacious triple aspect sitting room with feature multi fuel stove set within a brick chamber with a natural stone heath and oak lintel above, separate formal dining room with bi-folding doors out to a rear patio area.



A particular feature of the ground floor is the stunning open plan dining kitchen with contemporary shaker style cabinetry, large central island and integrated appliances. There is also space for a dining table in front of a set of bi-folding doors to the gardens within this impressive room. Off the kitchen is a large family/ garden room which is flooded with natural light and has a further set of bi-folding doors to outside. A utility room and adjacent shower room complete the ground floor accommodation.

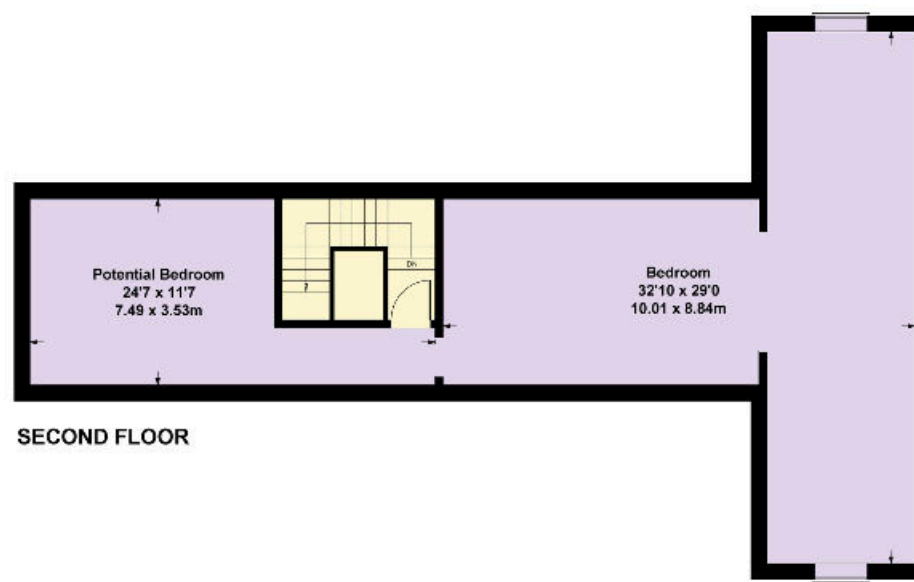
The first floor offers a sizeable principle bedroom with separate dressing room and en suite shower room, two further en suite double bedrooms and a fourth significant triple aspect bedroom, also with its own en suite shower room.

The staircase continues from the first floor landing to a further two substantial rooms in the roof space, ideal as bedrooms or a home office.

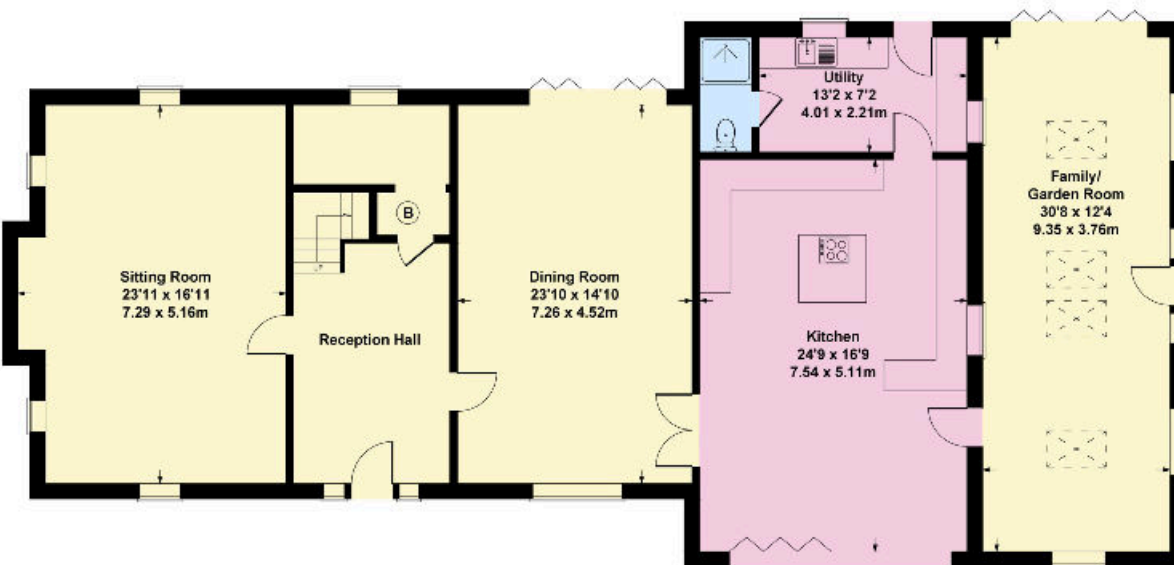
Outside, the generous plot surrounds the property with a predominantly hedge and fence lined boundary, large areas of level lawn, established planting, paved terracing to both the front and rear with a sheltered alfresco dining and entertaining area, brick built outbuilding and ample parking for numerous vehicles.

Glebelands House is adjacent to and has an initial shared approach with a neighbouring smallholding which will be converted to four high end new homes.

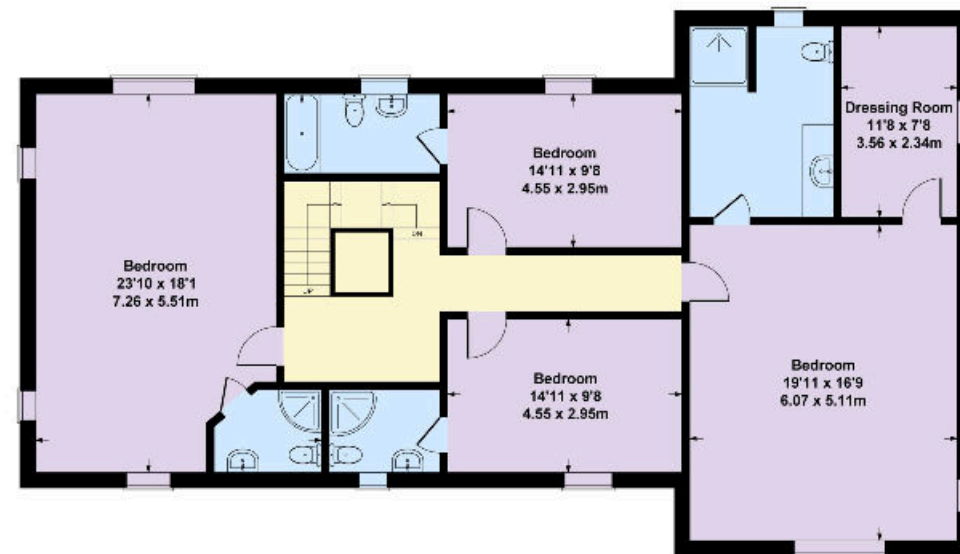




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

**Approximate Gross Internal Floor Area  
4,316 sq ft / 401 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



## Location

Glebelands House is ideally located just some 1.5 miles from the A1(M) and within walking distance of Aldborough and Marton-cum-Grafton. Approximately 2 miles away is the bustling town of Boroughbridge offering an abundance of daily amenities. A wider range of facilities can be found in the nearby historic city of York and the spa town of Harrogate. Highly regarded public and private schooling is available in the area. Local railway stations at Kirk Hammerton and Cattal link directly with the main line stations at York and Leeds, giving fast regular services to London and Edinburgh. There are regular domestic and international flights available from Leeds/Bradford International as well as Teesside airports.

## Directions (YO51 9HF)

From Junction 48 of the A1(M) at Boroughbridge, proceed along Wetherby Road and take the first right turning signposted Aldborough and Green Hammerton. Follow this road and take a right turning towards Grafton along Grafton Lane where the entrance to Glebelands House can be found on the right hand side of the lane after approx. 3/4 of a mile.

## Services

Mains water, electricity and drainage are installed. Ground source heating.

## Tenure

Freehold with vacant possession.

## Viewing Arrangements

Tel: 01423 530088

Knight Frank  
Harrogate  
Harrogate HG1 1JT

**I would be delighted to tell you more.**

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