



Harrys Cottage, Alderborough

£575,000



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Beams, lovely cottage doors, wood burning stoves, fireplaces and exquisite rooms, all combine to create a cosy feel with a warm and welcoming atmosphere at this charming and spacious period cottage. Decorated with soft tones and an inspired use of colour, here there is an eclectic style that is elegant and homely, where an expensively refurbished kitchen and the addition of an oak framed garden room create a sense of luxury. In warmer months, open the doors and enjoy the gorgeous south east facing garden, designed for entertaining.

Situated in an idyllic location, Harry's Cottage is a charming three-bedroom mid-terrace home, with accommodation stretching to approximately 1130 sq.ft. Every so often a cottage comes to the market that is unlikely to be available for long. This is one of those cottages.

Ground Floor

Dining Room

A warm and inviting reception space, perfect for smaller and larger numbers, and with engineered oak flooring, log burner, beamed ceiling, built-in cupboard and a window overlooking the front garden. Wooden latch door to:

Kitchen

A recently fitted bespoke kitchen with marble worktops, base units – with drawers and cupboards, large pantry-style wall cupboard housing microwave and shelving, a Belfast sink, space for Rangemaster cooker and fridge/freezer, integrated dishwasher, stone flooring, under-stairs storage and three windows with lovely views over the rear garden. Doors to the main living room and garden room.

Main Living Room

A sophisticated but cosy room with a log burning stove, exposed beams and a front aspect window.





Garden Room

This beautiful oak-framed addition has a vaulted ceiling and roof light, stone flooring and windows to two sides overlooking the garden and creating a charming indoor/outdoor room. Currently used as a second sitting room, this bright and calming space opens onto the rear garden via oak double doors.

First Floor

Good sized landing with doors to all rooms.

Master Bedroom – A generous principal bedroom, with a sumptuous feel and a lovely fireplace. Window to the front aspect.

Bedroom Two

Another double room also with a lovely fireplace. Window to front.

Bedroom Three

Currently used as a dressing room, with a window overlooking the rear garden.

Bathroom

Stylishly presented with a roll-top cast iron bath, wood panelled walls, wooden flooring, wash hand basin set in vanity unit with storage below, low-level WC, cupboard housing central heating boiler and window to rear.





Externally

Front Garden

This pretty enclosed garden has a formal feel with neatly clipped box hedging and shrubs. Steps lead up to the front door.

Rear Garden

South-east facing and low-maintenance, perfect for al fresco dining and entertaining. A stone-paved path leads to the detached utility room, garage and gravelled driveway.

Detached Outbuilding, Comprising:

Utility Room

With space for washer and dryer, and with WC, loft storage, and access to the garage.

Single Garage

With double doors and electric supply.

Driveway

A gravelled area with parking for several vehicles.

Additional Information

1. There is a right of way over the drive at Harry's Cottage for the neighbours (on foot) and rights to enter onto the property (with permission) for maintenance/repair of boundary walls. 2. To our knowledge, Harry's Cottage is not Listed, however it is in a Conservation Area. 3. There are restrictions regarding altering the external design of the property.

Please feel free to speak to Kathryn Barr Estate Agents about any of these points.

Location and Amenities

If ever there was a place to live that ticks all the boxes, then surely Aldborough must be it. A charming, small village - with a friendly feel, known for its large village green,

Roman origins (you can visit the Roman Site and Museum), and St Andrew's Church. Conveniently located for access to some of the most picturesque and beautiful countryside, villages, towns and golf courses that North Yorkshire has to offer (including the nearby spa town of Harrogate), Aldborough also has excellent road, rail and air links, making it the perfect spot for professionals, retirees and families alike.

Community: The Northern Aldborough Festival, held during June & July, presents world class classical and jazz performances in St Andrew's Church and other venues in the area. The Aldborough and Boroughbridge Agricultural Show is held each July at Newby Hall near Ripon.





Your local, would be The Ship Inn, recently re-opened and building a strong reputation for a warm welcome and good food, including Sunday lunches. Dogs are welcome here too. McQueens Dairies are listed as delivering milk, eggs and other essentials. For everything else, less than a mile away is:

Boroughbridge: A vibrant, thriving market town, situated on the banks of the River Ure, where you will find, restaurants, cafés, shops, services, local businesses and the Crown Hotel, with its health club offering swimming pool, gym and other facilities. There is also a huge choice of clubs and societies, too many to list here, but you will find them in an A-Z, from Allotments to Young Farmers, on the Boroughbridge Town Council Website.

Transport: Outstanding road links and convenient access to the A1(M). Various bus routes. Direct train services from York to Edinburgh, Manchester, Birmingham and London Kings Cross.

Approximate Distances from Harry's Cottage: Boroughbridge 0.7 mile; Newby Hall, Gardens & Restaurant 4.5miles; Knaresborough 7.4 miles; Ripon 8.3 miles; Harrogate 10.9 miles; York 18 miles; Leeds Bradford Airport 23.4 miles; Leeds 25.9 miles.

Please Note: The Estate Agents Act of 1979 requires that we should declare if any employees at Kathryn Barr Estate Agents have a personal or business relationship with any purchaser or vendor. Accordingly, we confirm that Kathryn Barr is related to the vendor of this property. If you have any queries in this regard, please feel free to ask.

Freehold. Gas Central Heating. Council Tax C.

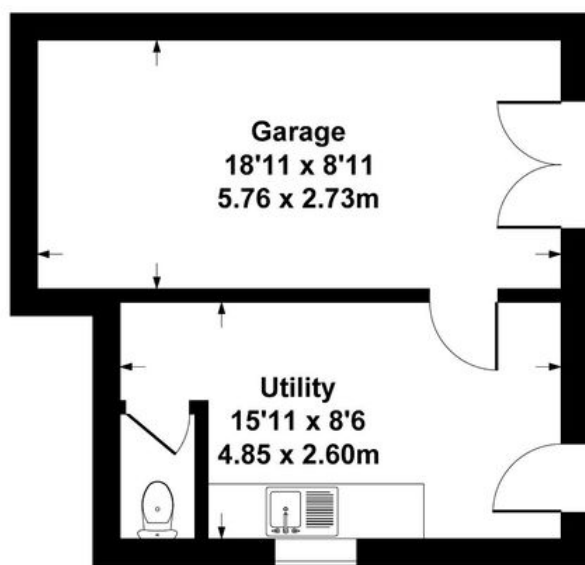
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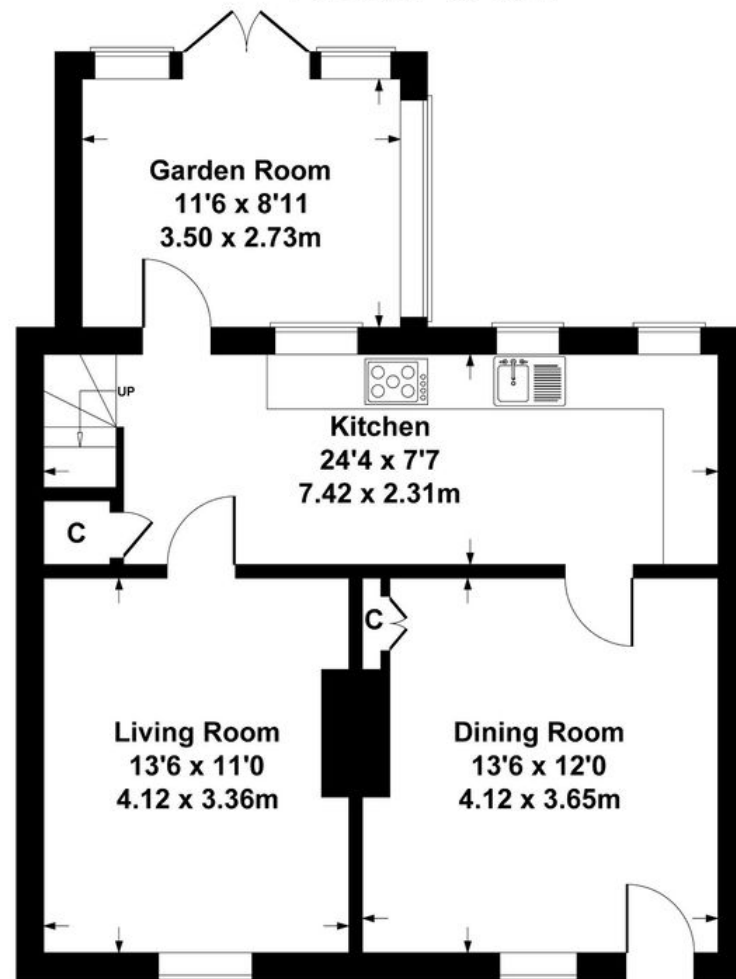
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Harry's Cottage, Alderbrough, YO51 9ES

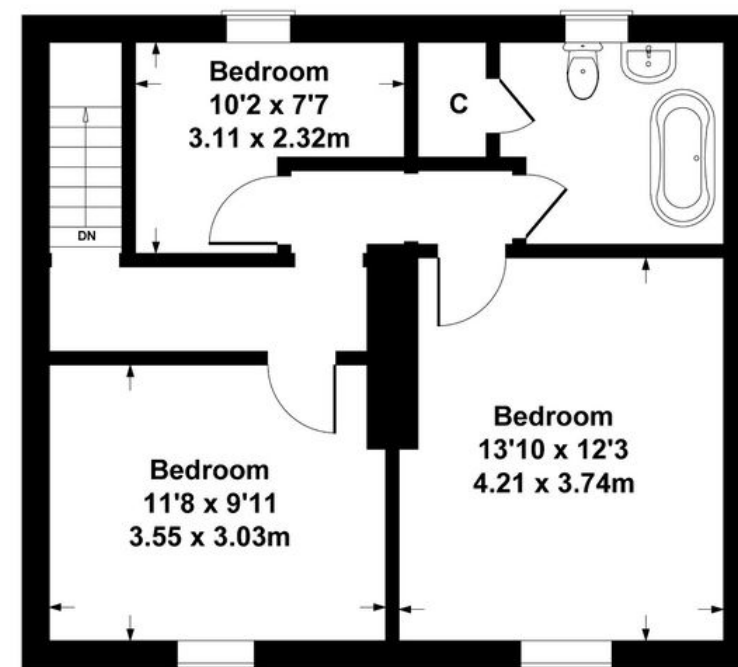
Approximate Gross Internal Area
1475 sq ft - 137 sq m



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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