

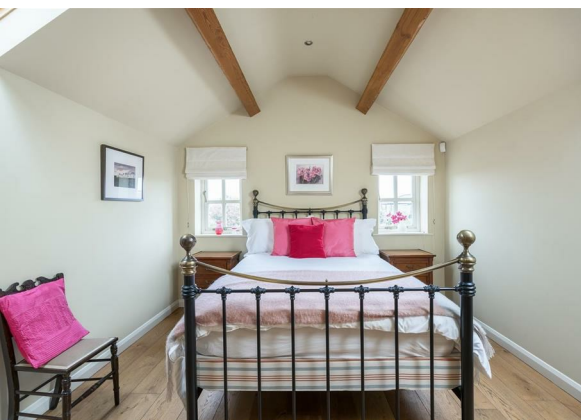


## Aldborough Guide Price £740,000

A breathtakingly beautiful 4 bedroom detached cottage of significant charm, quality and character with origins believed to date back as far as 1805 and located within the heart of the historic and one of North Yorkshire's most highly regarded villages, Aldborough.

\*\*\* IDYLIC GARDENS APPROACHING ONE FIFTH OF AN ACRE \*\*\*

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## Location Overview

From a modest trading settlement in AD 70 and a prosperous Roman town called Isurium Brigantum from AD 120 to around AD 400, Aldborough is steeped in history. Today it is quite simply one of North Yorkshire's best kept secrets, unless of course, you've already had a drink or a bite to eat in the 16th Century The Ship Inn, visited the Roman museum, enjoyed a May Day celebration on the village green, experienced an intimate concert at one of the internationally renowned musical festivals held there every year, now regarded as one of the most prestigious classical music events in the country.

Embraced by countryside, a little over half a mile's walk from Boroughbridge and only 1 mile off junction 47 of the A1(M), Aldborough is also within striking distance of Ripon (8 miles), Harrogate (10 miles), Thirsk (13 miles), York (15 miles) and Leeds (23 miles).

## Inside

A reception hall with central staircase and oak flooring leads off into a generous snug and a 21'9" (6.63m) long sitting room featuring a magnificent hand carved stone fireplace with wood burning stove, further oak flooring and double doors opening out into the rear garden. The stunning 22'8" (6.92m) long dining kitchen provides extensive quartz worktops and an expansive range of base and wall storage cupboards complemented by integrated appliances, picture window with rear garden views and a door out to the garden. The ground floor also features a useful utility/boot room and a cloakroom/wc.

The impressive split level first floor landing leads off on one level into a principal bedroom with oak floorboards, stylish en-suite shower room and views of the 14th Century church, 2 further double bedrooms and a luxurious bathroom. The 4th double bedroom off the split level landing enjoys rear garden views, fitted oak flooring and a fabulous high vaulted ceiling.

Other internal features of note include gas fired central heating and double glazing.

## Outside

A tandem length driveway to the right hand side of the cottage provides parking and gated access into the rear garden.

The idyllic rear garden extends to almost one fifth of an acre and was designed and landscaped by the current owners in 2001 to create 4 distinctive areas of privacy and purpose. A charming courtyard accessed off the kitchen and sitting room leads onto a sculptured lawn with bountiful borders and an evergreen archway leads you away from the formal splendour through into the hidden havens of a secluded evergreen Mediterranean courtyard and a secret wildflower and wooded retreat beyond.

The garden includes a host of specimen trees and shrubs to include oak, beech, lilac, magnolia and yew plus red robin, witch hazel, viburnum, hibiscus and cornus kous complemented by a number of climbers to include honeysuckles, roses and 2 spectacular clematis specimens.

The kitchen is also well served by cherry, apple, pear and plum trees as well as an array of herbs including rosemary, thyme, fennel, mint, chives, wild ginger, lovage and wild garlic.

## Tenure

We have been informed by the Vendor that the property is freehold.

## Services

We have been informed by the Vendor that all mains services are connected to the property

## Energy Efficiency

The property's current energy rating is D (65) and has the potential to be improved to an EPC rating of B (81).

## Council Tax

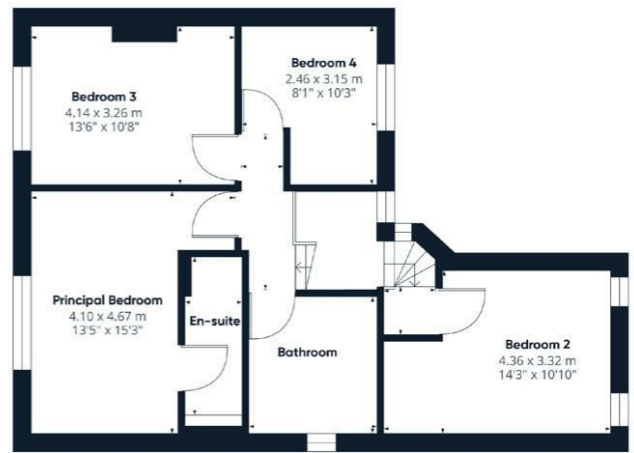
North Yorkshire Council - Band F

## Directions

Coming into the village from Boroughbridge on Aldborough Road, Pear Tree House will be on your left hand side overlooking the 14th Century church, and before you reach The Ship Inn



Ground Floor



First Floor

**S**  
Est. 1871

NOT TO SCALE – FOR ILLUSTRATIVE PURPOSES ONLY

Gross Internal Floor Area: Approx. 1521 SQ FT / 141 SQ M    Ground Floor Area: Approx. 827 SQ FT / 76 SQ M  
First Floor Area: Approx. 693 SQ FT / 64 SQ M

All measurements and fixtures including floors and windows are approximate and should be independently verified.

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**Associates**

N Lawrence

