



## Waterside, Boroughbridge Guide Price £300,000

A simply unique and characterful 3 bedroom Grade II Listed property in an idyllic riverside setting that provides around 1,206 sq ft of flexible living space across 4 fascinating floors that includes a stunning conical shaped top floor bedroom with elevated rooftop and river views.

\*\*\* NO ONWARD CHAIN \*\*\*

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## Property Overview

This unique property forms part of the fascinating conversions of a number of Grade II Listed buildings believed to have been built in 1853 for the Warwick Anchor Brewery and then in 1926 the buildings were taken over by Alfred Mustill and his brother from Roecliffe to start up a soft drinks company that produced their celebrated ginger beer along with dandelion and burdock and iced lemonade drinks that were shipped throughout the British Empire.

## Inside

Featuring no less than 5 flights of stairs across the 4 floors, the property provides a reception hall on entry, leading into the kitchen with a range of base and wall storage cupboards plus integrated appliances to include a gas hob, electric oven, fridge and dishwasher.

The next level up leads off into 1 double bedroom, 1 small single bedroom and a bathroom with a shower above the bath, plus another flight of stairs up to a spacious sitting room with river glimpses and a small study leading off.

The top floor features a magnificent circular main bedroom with high vaulted ceiling, an en-suite shower room and fabulous elevated rooftop and river views

Leading off the kitchen is another flight of stairs that take you down into the basement which provides a utility room and a versatile store room with access into a further storage area but with a restricted head height of 4'4".

The property also includes gas fired central heating system to radiators.

## Outside

Externally there is a parking space immediately in front of the property with gated access into a paved south west facing courtyard, the integral storage garage and steps leading up to the entrance.

## Additional Information

Tenure: Freehold

Estate Management Fee: £125 annually

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

Council Tax: E - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

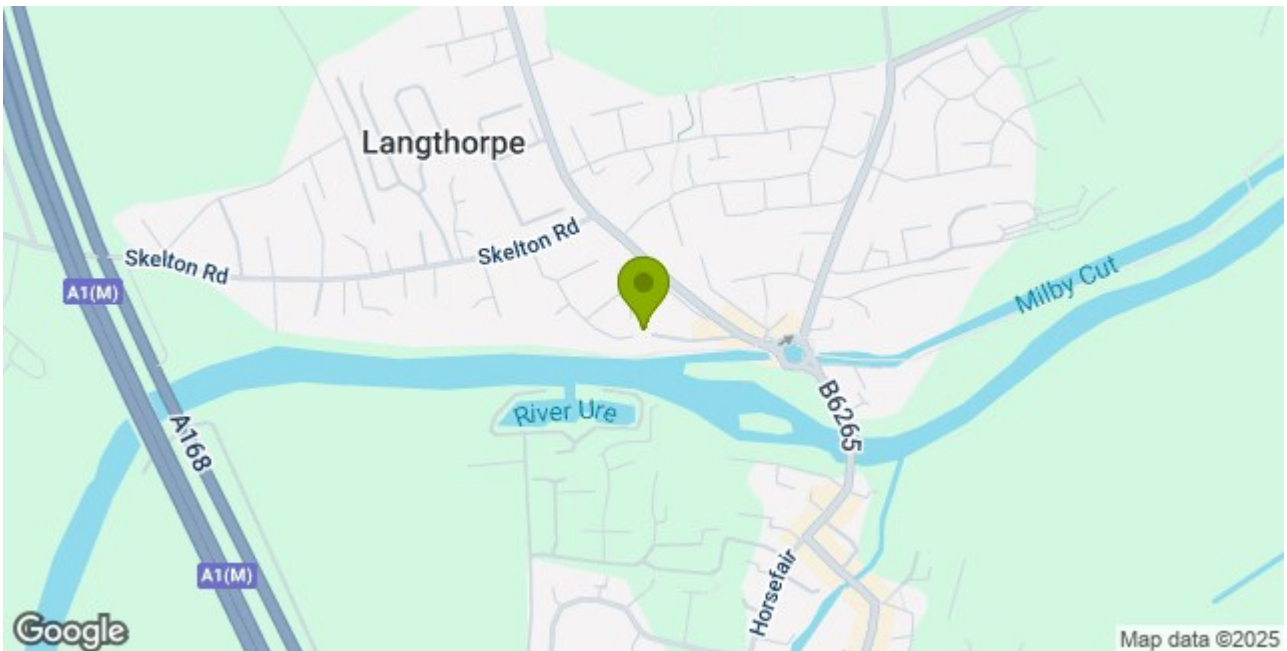
\*Download speeds vary by broadband providers so please check with them before purchasing.

## Agents Note

It should be noted that in the past this property was run as a popular holiday let.



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1206 SQ FT / 112.06 SQ M - (Excluding Garage and Store)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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