



## Waterside, Boroughbridge Guide Price £375,000

\*\*\*\* FEATURE LIVING KITCHEN \*\*\*\*

A superb conversion of the historic 'Old Brewery' which has been immaculately presented and maintained by the vendors, creating stunning 3/4 bedroom, 3 storey living accommodation with separate garage and delightful garden, ideal for outside entertaining.





## Foreword

A unique and immensely characterful Grade II Listed property that has recently been refurbished and restyled to provide over 1,385 sq ft of flexible living space across 3 beautifully presented floors that includes a stunning open plan 2nd floor dining kitchen and living room, ground floor study/snug/4th bedroom plus, 3 double bedrooms and 3 bathrooms complemented by a low maintenance garden area, off road parking for 3 vehicles and a 17'0" (5.18m) long single garage.

## A Historical Building

The 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.

## Accommodation

The ground floor reception hall leads off into a sensibly sized home office/snug, 1 double bedroom, bathroom and a utility room.

The first floor landing leads off into a principal bedroom with fitted wardrobes and stylish en-suite shower room, 1 further double bedroom with river views and a shower room.

The stunning second floor provides over 470 sq ft (43.7 sq m) of open plan living space enjoying elevated river views and featuring a living area with feature fireplace and a luxuriously appointed kitchen that includes a central island with dining bar, generous worktops and storage complemented by a range of integrated appliances.

Other internal features of note include exposed beams throughout, gas fired central heating to radiators (new boiler in 2022), boarded loft storage space and access off the ground floor into a small basement area with restricted head height and currently used for storage.

## To The Outside

Externally there are 2 parking spaces immediately in front of the property plus a 3rd parking space and brick built single garage (approx 17'0" x 9'0") on the opposite side of the small square adjacent to No.23 Waterside.

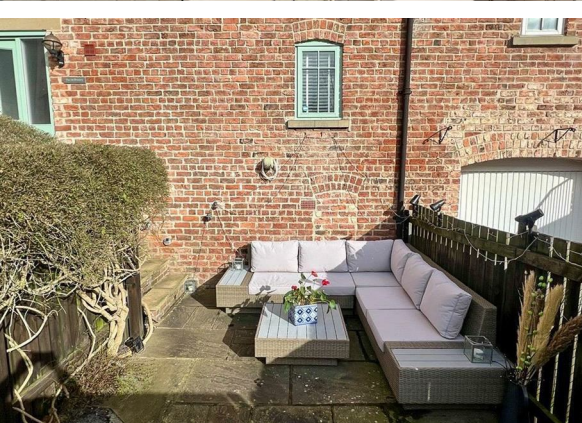
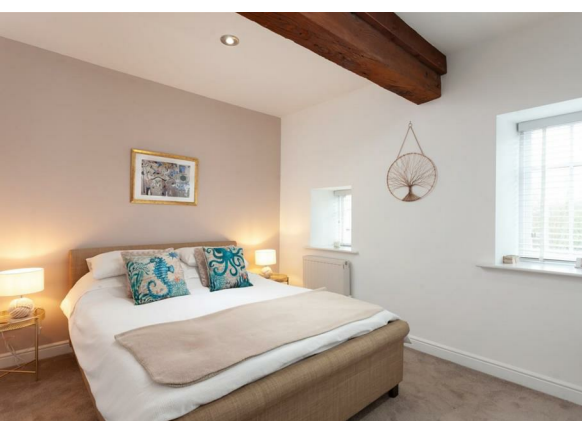
The compact front courtyard is enclosed, predominantly paved and provides a low maintenance south west facing seating area with steps climbing up to the front door.

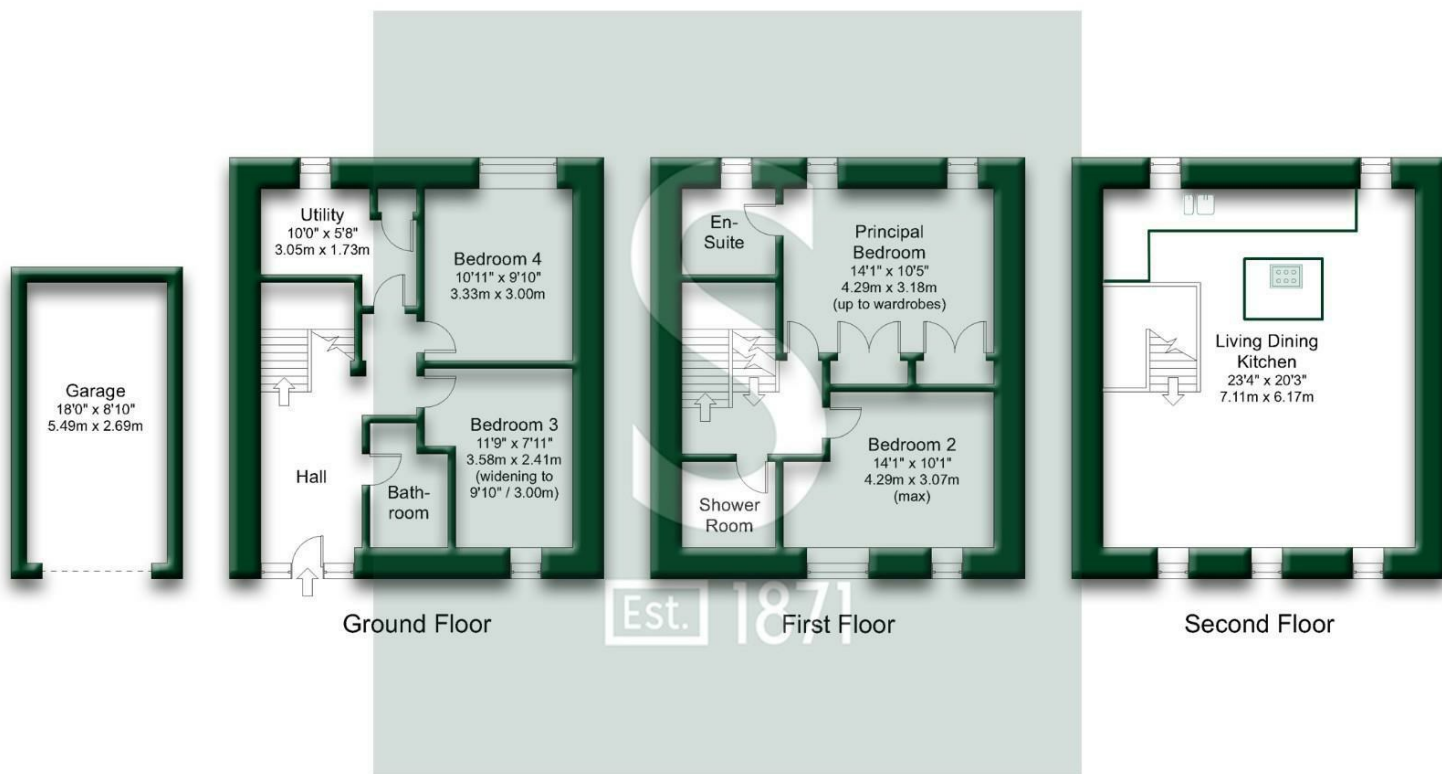
## Energy Efficiency

The property's current energy rating is C (72) and has the potential to be improved to an EPC rating of B (84).

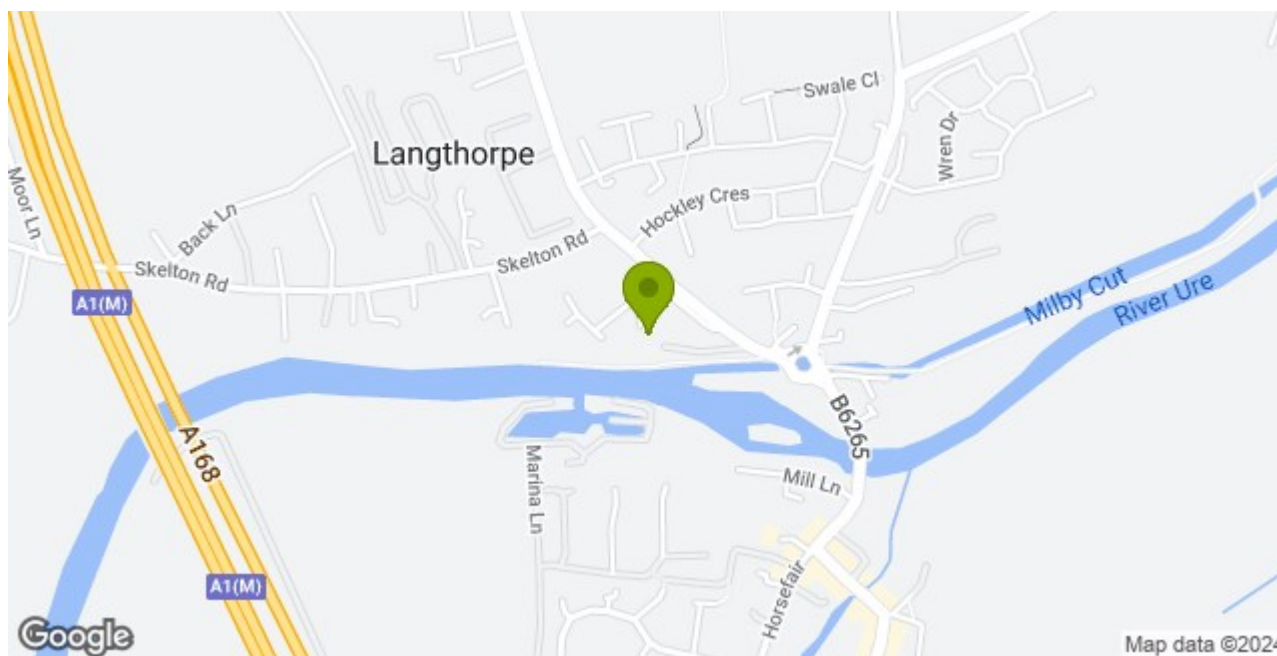
## Council Tax & Postcode

This property is within North Yorkshire Council and the tax band is E. The property's postcode is YO51 9GE.





Gross internal floor area excluding Garage (approx.): 128.7 sq m (1,386 sq ft) Not to Scale. Copyright © Apex Plans. For illustrative purposes only.



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