



BEEHOLME

BACK STREET | ALDBOROUGH | BROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9EX

Welcome to Beeholme, a beautifully presented semi-detached Victorian home situated in the heart of the historic village of Aldborough. Full of period character and warmth, this delightful property offers an exceptional opportunity to enjoy village life in a home that gracefully blends traditional charm with modern comfort.

Set over three floors providing versatile and well-proportioned accommodation ideal for family living and those looking to reside in a peaceful rural setting. From high ceilings and sash windows to original fireplaces and timber flooring, the home retains many of its period features, all while benefiting from thoughtful updates throughout. The flexible layout includes multiple reception rooms, a spacious kitchen/dining room, and generous bedrooms with excellent natural light.

Externally, the property continues to impress. A private drive offers ample off-road parking and leads to a detached garage. A further outbuilding adjoins the rear of the property offering excellent space for a utility area/storage etc.

The beautifully maintained terraced gardens create a series of tranquil outdoor spaces, perfect for entertaining or enjoying quiet moments in nature. The private plot ensures a sense of seclusion, all within walking distance of the village green and local amenities.

Situated in the highly desirable village of Aldborough—steeped in Roman history and just a short stroll from Boroughbridge town centre - Beeholme combines the best of country living with excellent accessibility to nearby towns and the A1(M).

This is a rare opportunity to acquire a charming home in one of North Yorkshire's most sought-after locations.

ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Open plan kitchen/dining room
- Family room
- Study
- Cloakroom

FIRST FLOOR

- Landing
- Principal bedroom
- Generous guest bedroom
- House bathroom

SECOND FLOOR

- Third bedroom
- Studio/hobbies room

EXTERIOR

- Private gated drive
- Ample off-road parking
- Detached garage
- Outbuilding
- Front gardens
- Rear gardens
- Stone flagged dining terrace

GROUND FLOOR

The reception hall sets a welcoming tone, combining classic Victorian elegance with stylish modern touches. A charming stained-glass front door floods the space with light, while the richly patterned carpet and deep-toned walls create a warm, characterful first impression. A graceful staircase rises to the upper floors, and doors lead to the principal reception rooms, all showcasing the home's tasteful décor and attention to detail.





At its heart lies a superb open-plan kitchen, dining, and family living space, thoughtfully designed for modern living while retaining a sense of style and comfort. The kitchen area is beautifully fitted with a contemporary range of units and high-quality integrated appliances, including washer/dryer, an induction hob, electric oven with warming drawer, microwave oven, dishwasher, fridge, and freezer. The sleek and contemporary cabinetry features clean lines and a stylish combination of textures and finishes, offering both generous storage and a sophisticated aesthetic that perfectly complements the light-filled space. Bright and airy, the kitchen enjoys a wonderful natural flow thanks to a vaulted ceiling with skylights and a series of large windows that frame the lovely garden views.

From the kitchen, the space opens out into a dedicated dining area, perfect for both casual family meals and more formal entertaining. Wide sliding doors lead directly onto a sheltered dining terrace, creating an easy connection between inside and outside living spaces - ideal for summer gatherings or relaxed evenings with friends.

The adjoining family room sits provides a comfortable space for everyday living. A focal gas fire adds warmth and character, complemented by tasteful décor and rich wood flooring that enhance the welcoming feel. Together, these open-plan areas form the social hub of the home, offering flexibility, comfort, and style in one beautifully light-filled setting.



The formal sitting room is a truly elegant and inviting space, ideal for relaxing or entertaining guests. A beautiful bay window floods the room with natural light and offers an attractive outlook, while the picture rail and high ceilings add a sense of period refinement. A standout feature is the stunning period fireplace with ornate decorative tiles and an open fire, creating a wonderful focal point and adding both warmth and character to the room. The tasteful décor enhances the room's sophisticated yet homely atmosphere.



Complementing the main living spaces, this delightful home also offers a delightful study overlooking the rear gardens. With stylish wallpaper, a sash window, and plenty of natural light, this charming room provides a quiet and inspiring setting perfect for working from home, studying, or simply enjoying the peaceful garden views. The study's calming ambiance and elegant finish make it a valuable addition to the home's flexible layout.

Completing the ground floor accommodation is a delightful cloakroom, thoughtfully designed and conveniently located for guests and everyday family use.

FIRST and SECOND FLOORS_____

Timeless elegance and everyday comfort, with beautifully crafted interiors offering character and luxury

The upper floors of Beeholme deliver a refined blend of elegance and comfort, offering beautifully appointed bedroom spaces filled with light and timeless character. The principal bedroom, situated at the front of the house, enjoys lovely open views and boasts excellent proportions, with sophisticated décor and a charming cast iron fireplace adding a sense of period grandeur.

The guest bedroom is a generous double room, also featuring a decorative cast iron fireplace and enjoying wonderful views over the beautifully maintained rear gardens. Both bedrooms have been thoughtfully designed to combine classic architectural features with a luxurious modern finish.

Serving the bedrooms is a fabulous contemporary house bathroom. Impeccably styled, it features sleek white sanitary ware, a large bath, a separate walk-in shower, a bespoke vanity unit with mirror, and a heated towel rail. A large window frames views of the gardens, enhancing the luxurious atmosphere of this exceptional bathroom.

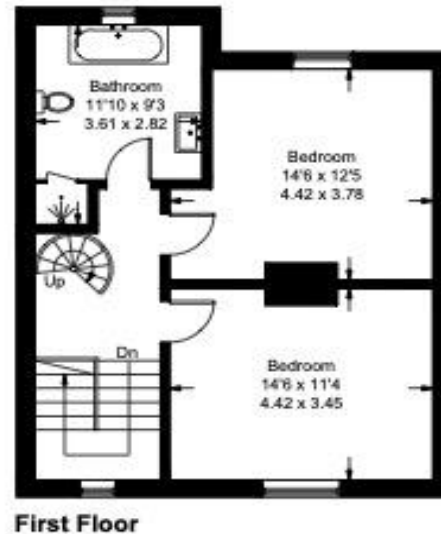
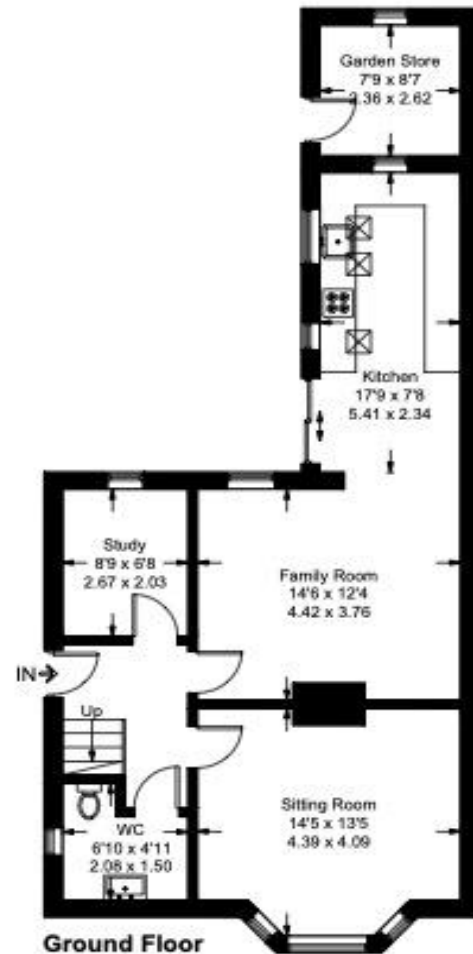
The spacious landing with a striking wrought iron spiral staircase leads to the second floor. Here, a superb loft conversion houses a versatile occasional third bedroom and an adjacent studio/hobbies room, both enjoying excellent natural light from skylight windows — ideal for private working, creative pursuits, or guest accommodation.





Beeholme, Back Street, Aldborough, YO51 9EX

Approximate Gross Internal Area
 Ground Floor = 692 sq ft / 64.3 sq m
 First Floor = 553 sq ft / 51.4 sq m
 Second Floor = 332 sq ft / 30.9 sq m
 Garden Store = 60 sq ft / 5.6 sq m
 Garage = 157 sq ft / 14.6 sq m
 Total = 1794 sq ft / 166.8 sq m



= Reduced headroom below 1.5m / 5'0"

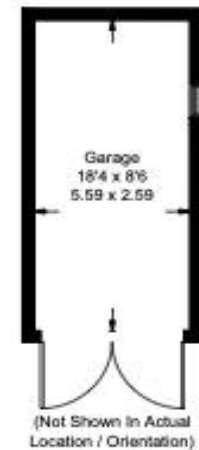
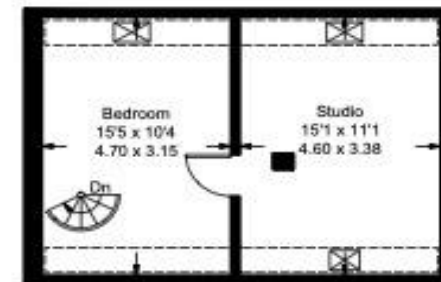


Illustration for identification purposes only, measurements are approximate, not to scale.

GARDEN AND GROUNDS

The gardens at Beeholme are a true delight, offering a beautifully private and tranquil setting that perfectly complements the home. Thoughtfully designed and meticulously maintained, the gardens are well-stocked with an impressive array of herbaceous plants, established shrubs, and carefully selected specimen trees, providing year-round interest, colour, and texture.

A paved dining terrace immediately adjoins the rear of the house, creating an ideal spot for outdoor entertaining or quiet relaxation, surrounded by vibrant planted borders and sheltered by charming brick garden walls. Stone steps lead gently up through richly planted terraces, revealing sweeping lawns edged with deep flower beds bursting with seasonal blooms.

At the top of the garden, a peaceful seating area is perfectly positioned to enjoy views back over the house and gardens, offering a wonderful retreat for sunny afternoons. Mature hedging and carefully placed trees enhance the sense of privacy, making the garden feel like a true sanctuary in the heart of the village.





LOCATION

ALDBOROUGH

Nested in the heart of North Yorkshire, Aldborough offers an exceptional opportunity for those seeking a harmonious blend of historical charm and modern convenience. This picturesque village, once a Roman town boasts a rich heritage evident in its well-preserved ruins and mosaic floors at the Aldborough Roman Site. Living here means becoming part of a community that values its past while embracing the present.

The village's tranquil setting is complemented by its proximity to essential amenities. Residents enjoy easy pedestrian access to the adjacent market town of Boroughbridge, offering a variety of shops, eateries, and services.

For those commuting or seeking urban experiences, the cities of York and Harrogate are within comfortable driving distance, providing a broader range of cultural, educational, and recreational opportunities.

Aldborough enjoys a vibrant community spirit with local events often centered around the Village Hall, a hub for gatherings ranging from coffee mornings to community events.

Choosing to make a home in Aldborough means embracing a lifestyle where history, community, and convenience converge. It's an ideal setting for those seeking a serene environment without sacrificing access to the amenities and opportunities of nearby towns and cities.

BOROUGHBRIDGE

Boroughbridge is a thriving and historic market town offering an excellent blend of rural charm and modern convenience. Situated on the banks of the River Ure and close to the A1(M), the town enjoys superb connectivity to York, Harrogate, Leeds, and further afield, making it an ideal location for commuters and those seeking a relaxed pace of life with easy access to larger centres.

The town centre retains its market town character, with a range of independent shops, cafés, and public houses, alongside essential amenities such as supermarkets, health centre, and library.

Families are particularly well-served, with excellent local schooling options, including the well-regarded Boroughbridge High School and several nearby primary schools. The town also offers a lively community spirit, hosting regular markets, festivals, and events throughout the year.

Surrounded by beautiful North Yorkshire countryside, Boroughbridge provides access to countless walking, cycling, and outdoor pursuits, while the stunning scenery of the Yorkshire Dales and the Howardian Hills Area of Outstanding Natural Beauty are only a short drive away.

Sports and Recreation:

Both Aldborough and Boroughbridge offer a wide variety of sports and recreational opportunities, ensuring an active and vibrant lifestyle for residents of all ages.

Boroughbridge is home to several popular sports clubs, including Boroughbridge AFC, a well-supported football club with both senior and junior teams, and Boroughbridge Tennis Club, which offers excellent facilities and social events for players of all levels. There's also a local cricket club and thriving bowling clubs, adding to the town's strong community spirit around sports.

For fitness enthusiasts, Boroughbridge Leisure Centre provides a gym, fitness classes, and sports hall, alongside swimming facilities at nearby venues. Keen golfers are well catered for with several superb golf courses close by, including those at Ridding Park and Knaresborough Golf Club.

The surrounding countryside offers endless opportunities for walking, running, and cycling, with scenic routes along the River Ure, the historic Roman roads, and into the nearby countryside. Fishing, equestrian facilities, and boating activities are also available in the surrounding area, adding to the appeal for outdoor enthusiasts.

Aldborough itself, while a quieter village setting, benefits from easy access to all these amenities, while enjoying the added charm of local events such as the Northern Aldborough Festival, which brings classical music, performing arts and outdoor entertainment to the village each summer.

TRANSPORT LINKS

Road Networks:

Aldborough benefits from excellent road connections, making it an ideal location for commuters and travellers alike. The village is situated just a short distance from the A1(M), providing swift access to major regional centres such as Harrogate, York, Leeds, and Teesside. The nearby A6055 and A168 also offer convenient local routes, ensuring easy travel to surrounding villages, market towns, and business hubs. Whether heading north or south, Aldborough's proximity to these key routes allows residents to enjoy the tranquillity of village life without sacrificing accessibility to wider amenities and employment opportunities.

Public Transport:

Public transport links for Aldborough and Boroughbridge are good, with regular bus services connecting the villages to nearby towns such as Ripon, Knaresborough, Harrogate, and York, offering access to a wider range of shopping, leisure, and professional services.

For rail travel, the nearest mainline stations are located at Knaresborough and Cattal, both approximately a 15–20 minute drive from Aldborough and Boroughbridge. From Knaresborough, there are regular services to York and Leeds, while Cattal provides further direct links to Harrogate, York, and Leeds, connecting with national rail services across the country. Thirsk railway station is also easily accessible by car and offers fast connections to London Kings Cross and Edinburgh on the East Coast Main Line.

Airports:

Aldborough enjoys excellent access to several major airports, making both domestic and international travel highly convenient. The nearest is Leeds Bradford Airport, located approximately 28 miles away, offering a wide range of UK and European flights. Teesside International Airport is also easily reached, around 30 miles to the north, providing further connections to key destinations. For longer-haul travel, Manchester Airport - one of the UK's major international hubs is accessible via the A1(M) and M62, approximately 80 miles away.





Method of Sale: The house is offered for sale by private treaty; however, the Agents reserve the right to conclude negotiations by any other means at their discretion.

Services: Mains electricity, water and drainage. Gas fired central heating.

Fixtures and fittings: All items normally designated as fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

Covenants, Easements, Rights of Way: The property will be sold subject to all covenants, easements and rights of way whether specifically mentioned in these particulars or not.

Energy Performance Certificate: Rating D: Full copy of the energy performance certificate is available upon request.

Tenure and Possession: The property is offered for sale freehold with vacant possession upon completion.

Mileages: Ripon 8 miles, Harrogate 11 miles, Easingwold 12 miles, Thirsk 14 miles, York 17 miles, Leeds 16 miles (All mileages are approximate)

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