



149 DRUIDS MEADOW

BOROUGHBRIDGE | YORK | NORTH YORKSHIRE | YO51 9NP

Set on a beautifully maintained corner plot, 149 Druids Meadow is an attractive two-bedroom detached bungalow that perfectly combines comfort, practicality, and charm. The property features immaculate gardens to the front, side and rear, complemented by neatly kept lawns, mature planting, and a lovely sense of space and privacy.

The interiors are beautifully presented, offering bright and well-proportioned accommodation throughout. The bay-fronted sitting room enjoys views over the manicured front garden, while the stylish kitchen provides modern, functional space with direct access to the driveway, adding everyday convenience.

Outside, a private driveway leads to a detached single garage with a useful workshop to the rear, providing excellent storage or hobby space. The rear garden offers an inviting mix of lawn and patio areas - ideal for relaxing or entertaining outdoors - along with a charming timber summer house enjoying a sunny aspect.

Situated in a peaceful residential area, Druids Meadow offers a friendly community setting within easy walking distance of Boroughbridge's bustling town centre, local shops, and excellent transport links.

ACCOMMODATION

GROUND FLOOR

- Entrance Porch
- Reception hall
- Sitting room
- Dining room
- Kitchen
- Principal bedroom with en-suite shower room
- Guest bedroom
- Shower room

EXTERIOR

- Private driveway
- Off-road parking
- Detached garage with workshop/potting shed
- Front garden
- Rear garden
- Summer house
- Dining terrace

The internal accommodation is entered via the entrance porch, leading to a welcoming and spacious reception hall setting the tone for this beautifully presented home. Light and airy, it features soft neutral décor with warm cream tones and complementing carpet flooring, creating an inviting first impression. The hallway provides access to the main living areas and both bedrooms, with a useful built-in storage cupboard and a hatch to the loft space. A decorative glazed front door with matching side panel allows natural light to flow through, enhancing the bright and open feel of this central space.





A bright and generously sized sitting room, beautifully presented and filled with natural light from a large front-facing bay window that frames lovely views over the garden and surrounding neighbourhood. The soft colour palette and neutral carpeting create a calm and welcoming atmosphere, enhanced by the feature fireplace, with marble backplate and hearth, providing a charming focal point to the room. Perfectly suited for both relaxation and entertaining, this spacious area offers flexibility for a variety of furniture layouts.

Accessed through an attractive arched opening from the reception hall, the dining room provides a delightful space for family meals and social gatherings. Dual-aspect windows, including a bow window to the front, allow light to flood the room, giving it a warm and airy feel. The room is tastefully decorated in soft neutral tones and comfortably accommodates a dining table and chairs, with space for additional furniture if desired.





The kitchen is stylish, modern, and immaculately presented, offering an excellent range of contemporary cream gloss units complemented by contrasting marble-effect work surfaces and tiled splashbacks in warm neutral tones. Well-designed for both functionality and comfort, the room provides ample workspace along with integrated storage solutions.

A large window and part-glazed external door fill the room with natural light and offer direct access to the driveway, making it convenient for unloading shopping or accessing the garage and garden areas. The kitchen appliances include a freestanding cooker, fridge-freezer, washing machine and tumble dryer and space for a dishwasher, while the ceramic sink is perfectly positioned beneath the window. A serving hatch connects to the dining room, adding a practical and sociable touch to the layout.

The principal bedroom is a well-appointed double room offering a calm and inviting retreat. Soft décor and plush carpeting create a warm and restful atmosphere, while a large window and glazed external door provide plenty of natural light and open directly to the rear of the property, adding a lovely sense of connection with the outdoors. The en-suite shower room is modern and immaculately maintained, featuring a fully enclosed shower with glass screen and chrome fittings, a contemporary pedestal wash basin, and a matching low-level WC. Bright, easy-clean wall panels, a fitted mirror with shelving, and sleek chrome accessories complete the fresh and streamlined design.

The guest bedroom is another generous double room, light and airy with a large rear-facing window overlooking the garden. Tastefully decorated in soft tones, it offers a peaceful aspect and plenty of space for wardrobes and other bedroom furniture. This versatile room is ideal for visitors but would also make an excellent home office or hobby space.

The house shower room is stylish and modern, fitted with a spacious shower enclosure with glazed doors and chrome fittings, together with a wash basin and WC. Finished with contemporary wall panelling and contrasting flooring, the bathroom feels bright, fresh, and easy to maintain. A window allows for natural light and ventilation, enhancing the clean and modern feel of the space.



149 Druids Meadow, Boroughbridge, YO51 9NP

Approximate Gross Internal Area = 922 sq ft / 85.7 sq m

Garage = 254 sq ft / 23.6 sq m

Total = 1176 sq ft / 109.3 sq m

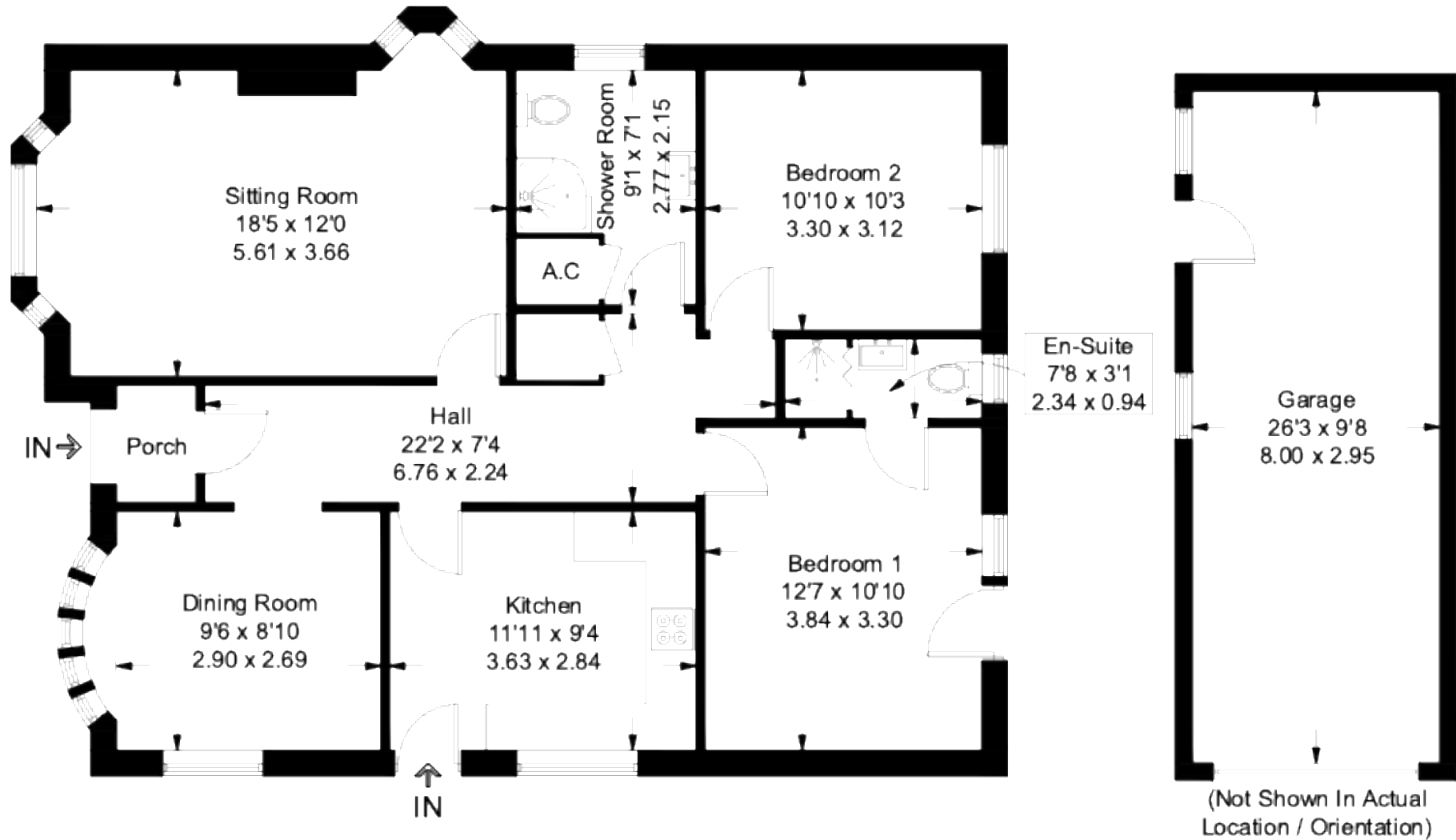


Illustration for identification purposes only, measurements are approximate, not to scale.



GARDENS AND GROUNDS

149 Druids Meadow enjoys a peaceful setting within a quiet residential location of well-maintained detached bungalows, just a short walking distance from Boroughbridge town centre. The area is well regarded for its sense of community, mature surroundings, and ease of access to local shops, cafés, and everyday amenities. The nearby A1(M) provides excellent transport links to Harrogate, York, and beyond, while the surrounding countryside offers lovely walks and green spaces to enjoy.

The property occupies an enviable corner position, giving it an attractive open outlook and a real sense of space. A neatly edged lawn bordered by low brick walls and well-kept planting enhances the property's kerb appeal. The gardens and grounds offer excellent accessibility, with a path connecting to the other side of the property and a separate entrance to the rear garden.

A paved pathway leads to the front entrance, while a long side driveway provides ample off-road parking and access to the detached garage. The gardens have been beautifully maintained and are a particular feature of the property. To the front and side, expanses of lawn are framed by mature shrubs, a feature tree, and colourful seasonal planting. The principal garden is private and well designed, with a mix of lawn and patio areas ideal for outdoor dining or relaxation. A timber summer house sits to the rear, making the most of the sunny aspect, while the detached garage includes a useful workshop at the rear - perfect for storage or hobbies. Together, the gardens create an attractive and easy-to-manage outdoor space that complements the home perfectly.



LOCATION

Situated just a short, level stroll from the property, Boroughbridge offers the perfect blend of small-town charm and everyday convenience. With its historic market square, independent shops, welcoming cafés, and traditional pubs, the town exudes a warm and friendly atmosphere that instantly makes you feel at home.

Residents enjoy a thriving community spirit and a relaxed pace of life, all while having excellent amenities right on the doorstep. From a well-stocked supermarket and reputable local schools to a modern health centre and leisure facilities, everything you need for daily living is within easy reach.

For those who love the outdoors, the picturesque River Ure winds its way through the town, offering scenic walks, cycling routes, and peaceful green spaces.

Boroughbridge is also perfectly placed for exploring the beautiful Yorkshire countryside and nearby attractions such as the ancient Roman site of Aldborough and the stunning ruins of Fountains Abbey.

Boroughbridge is well-connected, with quick access to the A1(M), making it an ideal base for commuters to Harrogate, York, Leeds, or further afield. Living here offers the rare combination of modern comforts, superb transport links, and a genuine small-town community atmosphere.

EDUCATION

Families in Boroughbridge benefit from a strong selection of educational options at all levels. The town is served by Boroughbridge Primary School and Boroughbridge High School, both conveniently located and offering a supportive, community-driven environment.

Just outside the town, Roecliffe Church of England Primary School provides a nurturing village school experience with small class sizes and a strong emphasis on personal development. Rated 'Good' by Ofsted, it consistently performs above local and national averages. For those exploring independent or selective options, the

region is home to several highly regarded schools. Queen Ethelburga' and Cundall Manor School offer first-class private education, while Ripon Grammar School provides a top-performing state-funded grammar school experience.

With such a diverse and high-quality educational landscape, Boroughbridge is an ideal base for families seeking strong academic and pastoral support for children of all ages.

SPORTS AND RECREATION

Boroughbridge offers a variety of sports and recreation options for all ages. The Boroughbridge Leisure Centre features a multi-sports hall and outdoor pitches for football, rugby, hockey, netball, and more.

Nearby, the Crown Leisure Club at The Crown Hotel includes a gym, 12m indoor pool, sauna, steam room, and Jacuzzi, with memberships available. The town also has an active LTA-affiliated tennis club with three courts, coaching, and league play for both juniors and adults.

For community sports, Boroughbridge Sports Association supports local football and cricket clubs.

TRANSPORT LINKS

ROADS:

Boroughbridge benefits from excellent road and public transport links. It sits just off Junction 48 of the A1(M), providing fast access north to Newcastle and Scotland or south to Leeds and London. The A6055 runs through the town, offering local connectivity to Knaresborough and Ripon, while the B6265 links Boroughbridge to Ripon and onward to Harrogate and York. Key nearby destinations include York (35 mins), Harrogate (25 mins), and Leeds (45 mins) by car.

For public transport, the town is served by regular bus services, including the 21 (to Knaresborough), and the 82–84 (connecting to Ripon and York), with stops in the town centre.

TRAINS:

Boroughbridge is well-positioned for rail access via three nearby stations. The closest is Cattal, about 15 minutes away by car, offering regular services to York, Harrogate, and Leeds on Northern's Harrogate Line. Though unstaffed, it has basic facilities and provides a convenient option for regional travel.

Thirsk Station, just 12 miles (around 15 minutes) from Boroughbridge, sits on the East Coast Main Line. It offers direct services to London King's Cross (around 2 hours 15 minutes) via Grand Central, as well as frequent connections to Middlesbrough and the northeast via TransPennine Express.

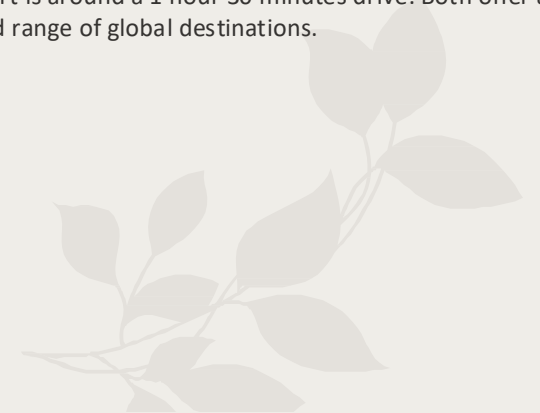
For broader national travel, York Station (about 19 miles away) is a major hub with fast, frequent trains to London, Newcastle, Edinburgh, and other major cities.

With easy road access to all three stations, Boroughbridge is well connected for both local and long-distance rail journeys.

AIRPORTS:

Boroughbridge is conveniently located for access to several airports. The nearest is Leeds Bradford Airport, just 19 miles away, around a 40-minute drive. It's ideal for domestic and short-haul European flights.

For wider international travel, Manchester Airport is about 1 hour 25 minutes away by car, and Newcastle International Airport is around a 1 hour 30 minutes drive. Both offer a broad range of global destinations.





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 7 miles, Harrogate 10 miles, Easingwold 11 miles, Thirsk 13 miles, York 18 miles (All mileages are approximate)

Buchanan Mitchell Ltd, their clients and any joint agents give notice that they are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consents and Buchanan Mitchell have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



Buchanan Mitchell
Estate Agents

Buchanan Mitchell Ltd Chartered Surveyors & Estate Agents
5 Foundry Yard New Row Boroughbridge York YO51 9AX
01423 360055 | Info@buchananmitchell.com
www.buchananmitchell.com

rightmove



RICS

