



4 Manor Field

Back Lane | Langthorpe | Boroughbridge | North Yorkshire | YO51 9FE

 FINE & COUNTRY

STEP INSIDE

4 Manor Field is an immaculately presented detached family home, which has been enhanced by the current owners, including a new principal en suite, extensive garden landscaping, bespoke timber shutters, full redecoration and built in cabinetry.

Designed in a barn conversion style, the home offers a flexible layout, with quality craftsmanship evident throughout, notable features include; stone and timber flooring, oak doors and staircase, traditional sliding sash and feature windows, bi-fold and sliding doors, and bespoke built-in cabinetry.

A generous entrance hall leads to the living accommodation, two bedrooms, house bathroom and staircase to the first floor. There is a striking open plan living, dining and kitchen space, with a triple aspect, bi-fold and sliding doors, allowing plenty of natural light and views of the private garden. There is contemporary two tone cabinetry, quartz worktops, a large breakfast bar island, Bosch appliances, wine fridge and a Quooker tap. Adjacent to the kitchen, there is a spacious formal sitting room, featuring sliding doors and a log burning stove with a stone lintel.

Practical spaces include a study/boot room with bespoke cabinetry and a separate utility room. The ground floor also offers two double bedrooms—one with an en suite shower room—and a well presented family bathroom.

Upstairs, the principal suite is particularly impressive, with a newly renovated en suite showcasing a wet room style shower and contemporary finishes. A further guest bedroom with en suite completes the first floor.









SELLER INSIGHT

“ We were first drawn to the property for its generous open plan kitchen, the fact that all the bedrooms are true doubles, and the wonderful sense of privacy the garden offers. Having lived here for around three years, we’ve enjoyed enhancing the home—upgrading the master en suite and fully landscaping the garden to create a space that feels both beautiful and easy to maintain.

The gardens are, without doubt, our favourite feature. They’ve been the backdrop to many special moments, including family Christmases where the size of the kitchen and living room really came into their own.

The location has been a huge part of why we’ve loved living here. Langthorpe has a genuine village feel, supported by a proactive Parish Council, yet you’re just moments from Boroughbridge’s shops and amenities.

We’ve loved being able to step straight out onto country walks, and the local pub—friendly and only a short stroll away—has been a regular favourite. Schools in Boroughbridge are close by, and the bus service to York and Ripon has been incredibly convenient. The A1 is easily accessible too, with Harrogate only about 20 minutes by car.

There’s still potential for the next owners to make their mark, perhaps by upgrading the remaining two en suites or refreshing the décor. We’re moving to be closer to family, but we know the new owners will appreciate the privacy, the location, and how effortless the house is to look after.

We’ll miss the ease of living here and the kindness of the neighbours—always happy to help, even putting the bins out when we’re away. It’s been a lovely place to call home.”*



* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

STEP OUTSIDE

To the front there is ample private parking for several vehicles and a double garage. The garage has electric roller doors, light and power connected.

There is access to two sides of the property, leading to the rear garden. The gardens mirror the quality found internally and have been landscaped to a particularly high standard, with deep flower beds, housing a huge variety of mature trees, shrubs and plants, providing interest. There are two substantial patio seating areas, adjacent to the kitchen, perfect for entertaining, with a raised brick-built BBQ.

A stone paved pathway runs around the perimeter of the property and a gravelled path through the lawns, leads to a pergola and additional undercover seating area at the rear of the garden. There is also a stone ornamental garden, leading to a shepherds hut. The garden is enclosed with hedged, fenced and walled boundaries, creating privacy.

Location

Langthorpe is a village in North Yorkshire located just north of the River Ure, within walking distance of Boroughbridge market town. The village provides a local pub and access to several countryside footpaths. Boroughbridge offers a range of everyday amenities, including supermarkets, independent shops, cafés, pubs and eateries, as well as primary and secondary schools, medical facilities and leisure services.

The town has a traditional high street layout and holds a weekly market. The property is well located, benefitting from convenient transport links, with access to the A1(M), regular bus services to York, Ripon and surrounding areas.

Directions

From Boroughbridge, at the roundabout, take the first exit onto the B6265, take the first left onto Skelton Road. Turn right onto back lane, follow the road along, Manor Field cul-de-sac is on the right-hand side.

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Services, Utilities & Property Information

Utilities – Mains gas, electricity, drainage and water. There is underfloor heating throughout the ground-floor.

Tenure – Freehold

Property Type – Detached

Construction Type – Stone and brick construction

Council Tax – F

Parking – private parking and double garage, access to an electric car charging point

Mobile Phone Coverage – Check with your provider

Internet Connection – Broadband available

Public and Private rights of way – We understand there is a right of way in favour of 4 Manor Field over Manor Field Road to access the property.

Other – We understand trees within the garden have a Tree Preservation Order.

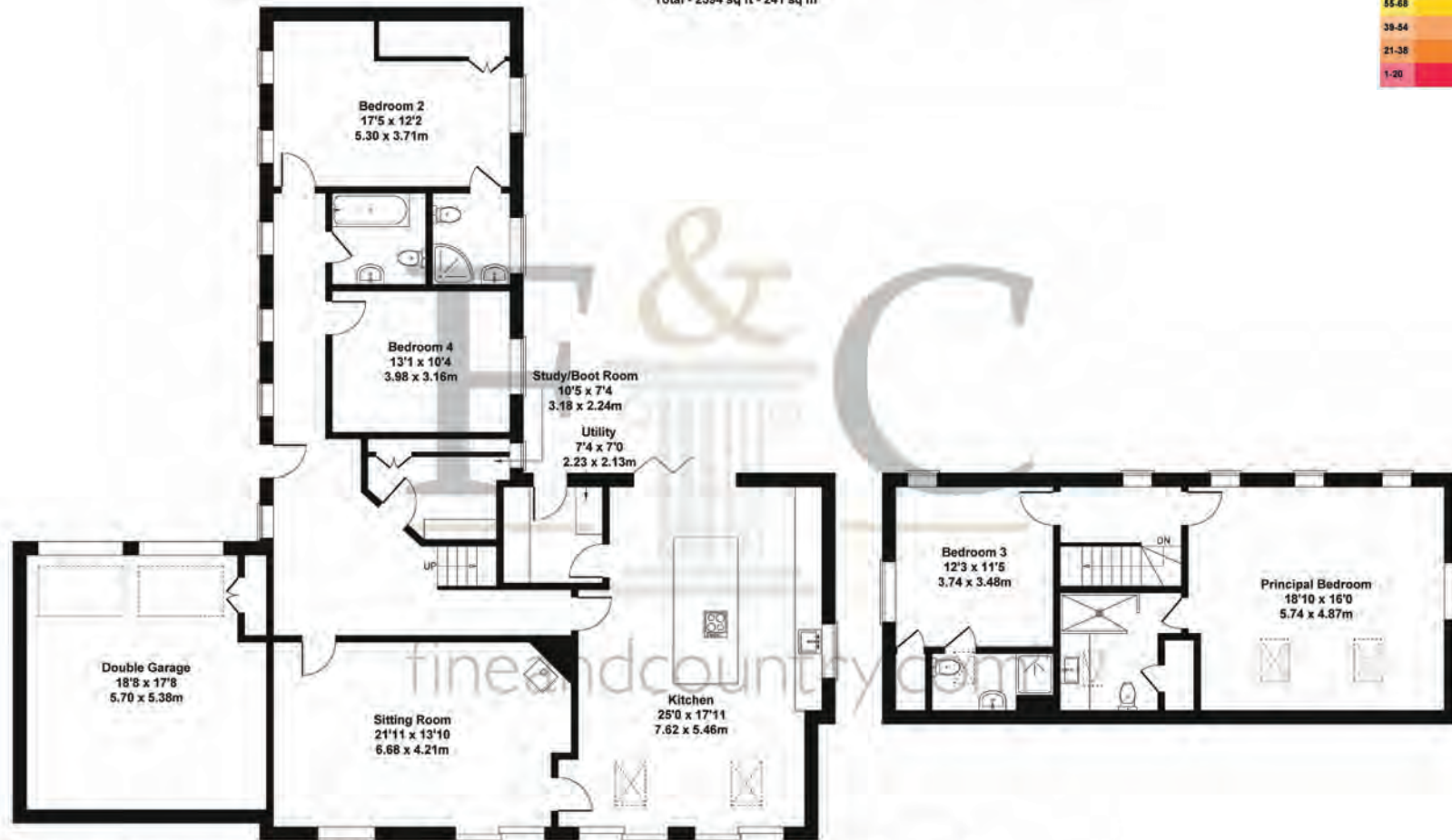
Viewing Arrangements – Strictly via the vendor's sole agent at Fine & Country North Yorkshire and Durham.



4 Manor Field, Back Lane, Langthorpe, Boroughbridge, YO51 9FE.

Approximate Gross Internal Area
House - 2260 sq ft - 210 sq m
Garage - 334 sq ft - 31 sq m
Total - 2594 sq ft - 241 sq m

Score	Energy rating	Current	Potential
92+	A		
81-91	B	80 B	80 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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