



Tutt House, New Row, Boroughbridge, YO51 9AX



Key Features

- Exceptional four bedroom detached home
- Elevated riverside position
- Underfloor heating to ground floor
- Dining kitchen with granite island
- Principal suite with walk-in wardrobe
- Luxury en-suite with free standing bath
- Landscaped gardens with entertaining areas
- Double garage with home office
- Multi purpose second-floor room
- Within walking distance of great amenities



An exceptional four bedroom detached family home, occupying an elevated position alongside the River Tutt, offering beautifully appointed accommodation, stunning landscaped gardens and outstanding outdoor entertaining spaces.





Situated within the Boroughbridge Conservation Area, this wonderful home has been meticulously maintained by the current owners since it was built approximately 27 years ago.

A welcoming reception hall, finished with travertine flooring, creates an impressive first impression. Underfloor heating extends throughout the entire ground floor, providing warmth and comfort throughout the principal living spaces.

The generous living room enjoys attractive porcelain tiled flooring and is centred around a feature gas fireplace, creating a comfortable space in which to relax. Double doors open directly onto the garden, seamlessly connecting the indoor and outdoor living areas. A separate dining room also enjoys double doors to the rear garden, making it ideal for both family dining and entertaining.

At the heart of the home is a beautifully appointed dining kitchen, fitted with granite worktops and a substantial central island, providing an excellent space for everyday family life. The cooker and dishwasher are included within the sale, whilst the adjoining utility room offers further storage together with space for an American-style fridge freezer and washing machine.

To the first floor the impressive principal bedroom enjoys a walk-in wardrobe and a luxurious en-suite bathroom featuring a freestanding bath, walk-in shower and useful eaves storage. There are three further generous double bedrooms, all served by a well-appointed family bathroom.

A loft ladder provides access to a versatile second-floor room, flooded with natural light from Velux roof windows with fitted blinds. This flexible space could be utilised as a playroom, cinema room, home office, hobbies room or occasional guest accommodation.

Approached via a shared driveway serving just two neighbouring properties, Tutt House occupies a truly delightful riverside setting with beautifully landscaped gardens extending to the banks of the River Tutt. Directly adjoining the kitchen is an impressive oak-framed gazebo with inset lighting and a central fire pit, creating an exceptional entertaining space. A separate paved barbecue terrace incorporates a built-in barbecue and log store, whilst a pathway leads to a lower terrace featuring a purpose-built outdoor kitchen complete with a traditional wood-fired pizza oven and additional log storage. Positioned alongside the river is a superb timber-built garden bar with bi-folding doors, together with power and water, offering a fantastic space for entertaining throughout the year. An additional external store provides practical storage, whilst a decked seating area at the foot of the garden enjoys peaceful views over the River Tutt, creating the perfect place to relax and enjoy the surrounding wildlife. Mature trees and thoughtfully landscaped planting provide excellent privacy and enhance the tranquil setting.

The property also benefits from a double garage with an electric door. Part of the garage has been sectioned to create a home office with a window and separate access door. There is also a separate covered car port.

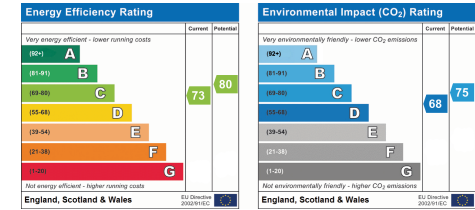
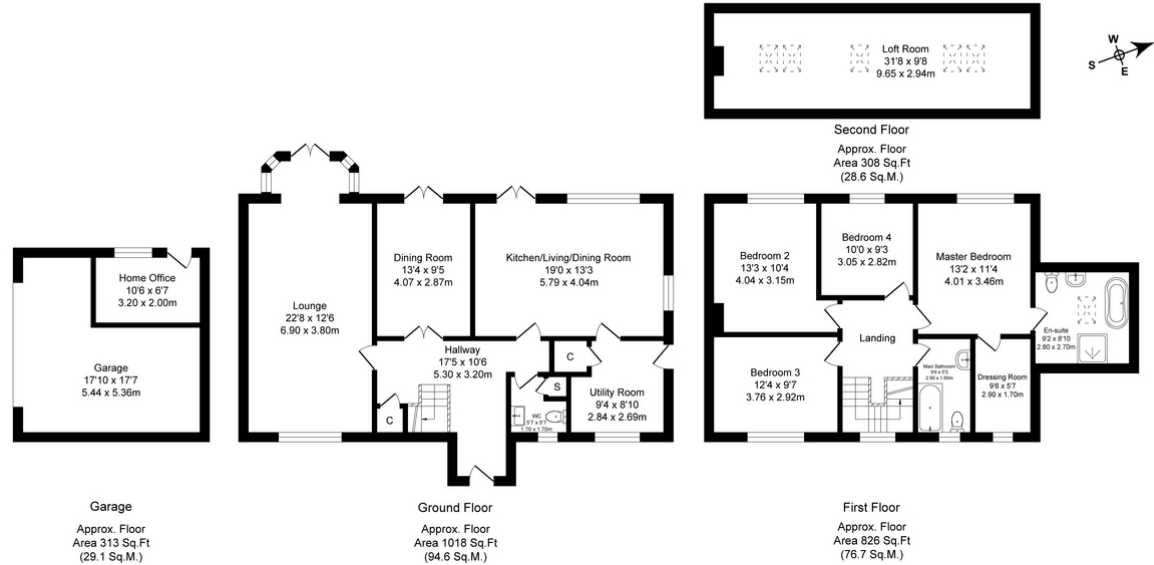
Boroughbridge is a highly regarded historic market town offering an excellent range of independent shops, cafés, restaurants, supermarkets, primary and secondary schooling, healthcare facilities and leisure amenities. The town enjoys excellent transport links via the nearby A1(M), providing convenient access to Harrogate, York, Leeds and further afield, making it an ideal location for commuters whilst retaining its attractive market town character.

Services: We are advised that the property is connected to mains gas, electricity, water and drainage.



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Total Approx. Floor Area 2465 Sq.ft. (229.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: F
Council Authority: North Yorkshire Council

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