

ROHAN COTTAGE BACK STREET
Aldborough

GSC GRAYS
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ROHAN COTTAGE BACK STREET

Aldborough, YO51 9EX

Rohan Cottage offers an amazing opportunity to purchase a much loved four bedroom home in the popular village of Aldborough which has undergone an extensive program of updating works including brand new kitchen with integrated appliances, recarpeting and decorated throughout.

OFFERED FOR SALE WITH NO CHAIN

ACCOMMODATION

Beautifully updated throughout
Brand new kitchen with fitted appliances
Ideal for couples or families
No chain
Tardis like in its proportions
Four bedrooms
Redecorated and recarpeted throughout
Garage and Garden

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GSCGRAYS.CO.UK





Rohan Cottage

Rohan Cottage is a fantastic home which has been fully renovated throughout and is in genuine turn key condition. It benefits from a brand new kitchen with a wide range of integrated appliances, new carpets throughout and redecoration. With four bedrooms, the property is positioned in the centre of the sought after village of Aldborough and has far reaching views to the rear. With central heating and double glazing the property comprises: Entrance hall, fantastic refitted kitchen, lounge/dining room, four double bedrooms, three with built in storage and the house bathroom. The property has scope to create ensuite facilities to bedroom 2, utilising the storage space and to create additional reception space in the garage along with cloakroom/w.c. subject to planning and building regulations.

Outside

The property has a small garden area to the front and driveway leading through archway to the integral garage. As mentioned previously the garage could be converted to create additional living accommodation and has power and light and water supply. The rear garden is a particular feature of the home and this is currently low maintenance with paving and artificial grass. The height of the fence to the rear ensures that the delightful views can be enjoyed from both ground and first floor level.















The Appeal of our Home - The Owners Insight

Rohan Cottage is a very comfortable family home . Mum and Dad were very happy here for over 35 years. There are fantastic views to the Hambleton Hills, wonderful neighbours and a very private garden.

Situation and Amenities

Rohan Cottage is located on an elevated site in the sought-after village of Aldborough; an historical village with Roman origins, with a large village green at its centre, a maypole and a vibrant community. As well as an English Heritage site, Aldborough has a popular public house, a beautiful Grade I listed church, a well-appointed village hall and tennis club, and is a short distance from individual shops and varied amenities in Boroughbridge. Local schools can be found in Boroughbridge and the nearby village of Marton cum Grafton. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

Services and Other Information

All mains services are connected to the property.





Local Authority and Council Tax Band
North Yorkshire Country Council

Council Tax Band D

EPC
Rated D

Fixtures and Fittings
Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements
The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

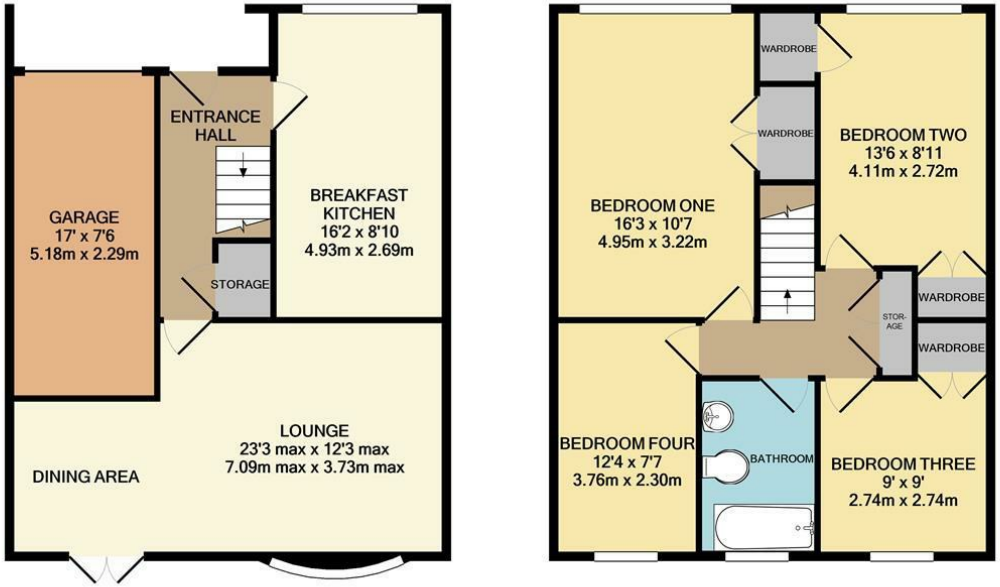
There is a pedestrian right of access to the rear of the garden over a neighbouring property.

What3Words
///clown.swimsuits.unwound

Viewings
Strictly by appointment with GSC Grays 01423 590500

Disclaimer
GSC Grays gives notice that:
1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars and Photographs
Particulars written - November 2026
Photographs taken - November 2026



GROUND FLOOR
APPROX. FLOOR
AREA 606 SQ.FT.
(56.3 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 646 SQ.FT.
(60.0 SQ.M.)

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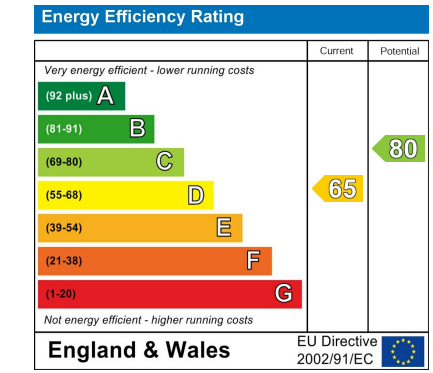
TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 1252 SQ.FT. (116.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given





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