



Luke Miller & Associates

ESTATE AGENTS LETTINGS AGENTS FINANCE



**5 Brittons Row, Borrowby, YO7 4QT
Price Guide Chain Free £370,000**

A beautifully presented stone cottage located in the sought-after village of Borrowby, offering a well-balanced layout of both living and bedroom accommodation. The property features high-quality contemporary fixtures and fittings throughout, with the added benefit of two private garden areas and a versatile outbuilding.

Early viewings are strongly recommended to fully appreciate the quality and setting of this home.



The Property

With a surprisingly spacious reception hall, the majority of the ground floor accommodation is accessed from this central point. Doors lead off to the sitting room, kitchen, and the staircase rising to the first floor.

The sitting room is of generous proportions and positioned to the front elevation of the home. It features a decorative stone fireplace from a former open fire—something many buyers may wish to reinstate.

Beyond the dining room is a further reception room, ideally suited as a formal dining area or a secondary lounge. This versatile space provides access to both the kitchen and conservatory.

The kitchen is beautifully appointed with a sleek, modern design, incorporating a range of integrated appliances and complemented by stone worktops. There may be potential to open the kitchen into the adjoining reception room to create a spacious open-plan dining kitchen, subject to relevant checks.

Completing the ground floor is the conservatory, which enjoys views across the patio and offers a pleasant outlook toward the larger lawned garden.

To the first floor are three well-proportioned bedrooms, two of which feature fitted wardrobes. The contemporary bathroom comprises a large step-in corner shower cubicle, WC, and wash hand basin set within a stylish vanity unit offering useful storage. The room is finished with tiled surrounds for a smart, modern look.

Externally, as is typical of many properties in this area, there is a shared footpath providing access between neighbouring homes. This property benefits from a private patio seating area. Beyond this are several shared steps that lead to a communal gravel path, which passes by the neighbouring garden and opens into a substantial and private rear garden.

Primarily laid to lawn and framed with mature flowering borders, the garden also includes a covered seating area—ideal for entertaining or enjoying shelter from the sun.

Additionally, there is a small outbuilding, formerly a single stable, which offers useful storage.

Council: North Yorkshire

Tax Band: D

EPC: F

E P C L i n k : <https://find-energy-certificate.service.gov.uk/energy-certificate/9237-6527-2200-0182-4206>

Disclaimer

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The village of Borrowby

The picturesque village of Borrowby strikes the perfect balance between rural charm and exceptional connectivity, making it an appealing choice for both families and professionals alike.

Ideally situated just five miles from the bustling market towns of Thirsk and Northallerton, residents benefit from a broad range of amenities and excellent transport links. Thirsk railway station offers direct services to York, Leeds, Manchester, and London King's Cross in under two and a half hours. For air travel, Durham Tees Valley Airport (25 miles) and Leeds Bradford Airport (45 miles) provide

convenient access to both domestic and international destinations.

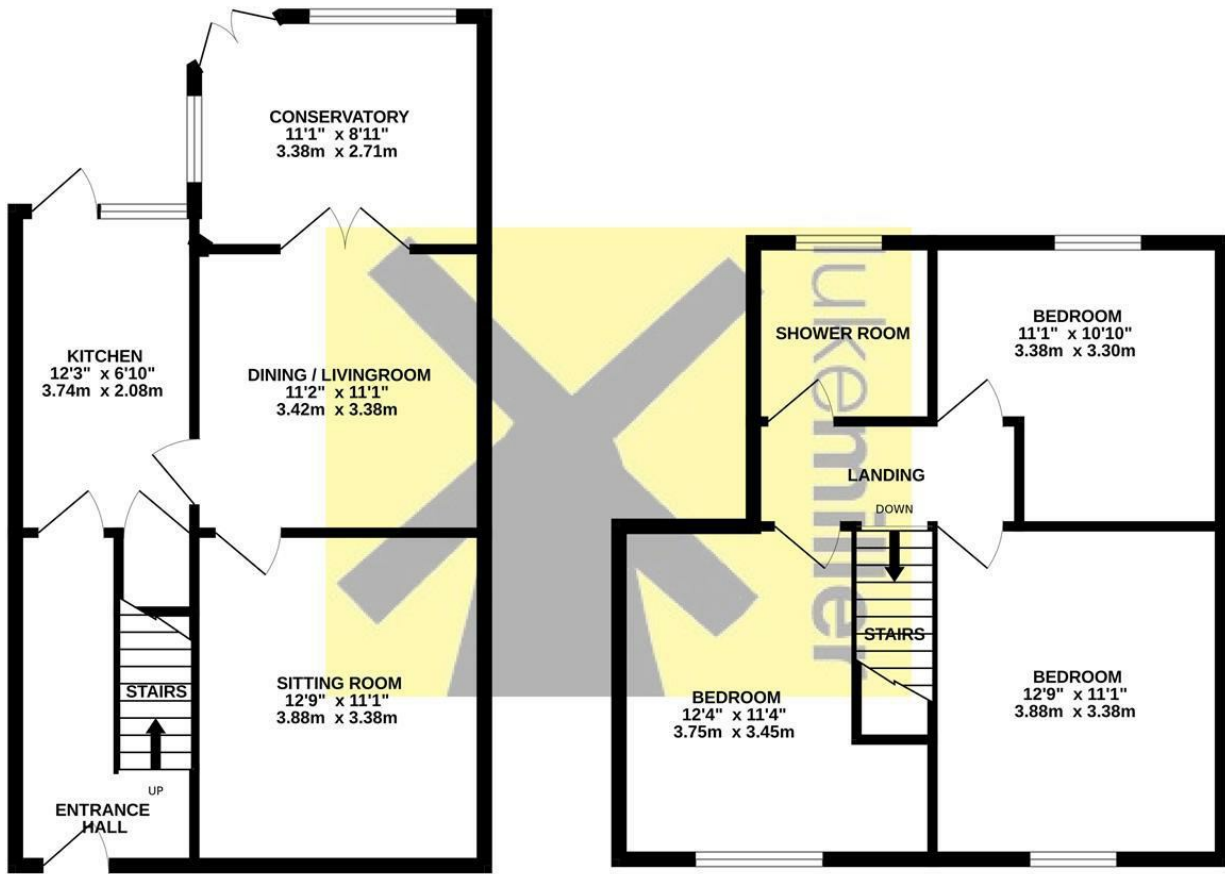
Borrowby also enjoys superb road connections via the nearby A19, linking directly to the A1(M) and the national motorway network. Teesside is approximately 20 miles away, while Harrogate and York are both within a 30-mile drive, making daily commuting or weekend travel easily manageable.

Nature lovers will appreciate the proximity to the North York Moors National Park, just a short drive away, offering countless opportunities for walking, cycling, and outdoor exploration. The stunning North Yorkshire coastline, with popular destinations such as Whitby and Saltburn, is also within an hour's reach.

The village itself offers a strong sense of community, with a well-regarded primary school and a friendly local pub at its heart. Surrounded by scenic countryside yet well connected to key regional hubs, Borrowby is an ideal location for those seeking a peaceful village lifestyle without sacrificing convenience.





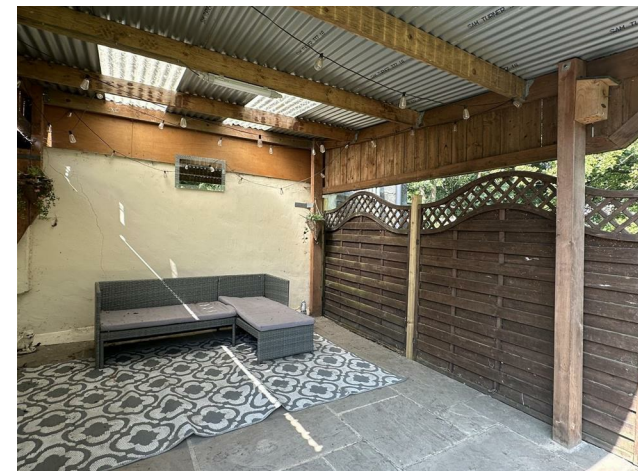


GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR
487 sq.ft. (45.3 sq.m.) approx.

TOTAL FLOOR AREA : 1014 sq.ft. (94.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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