



MANOR FARM COTTAGE

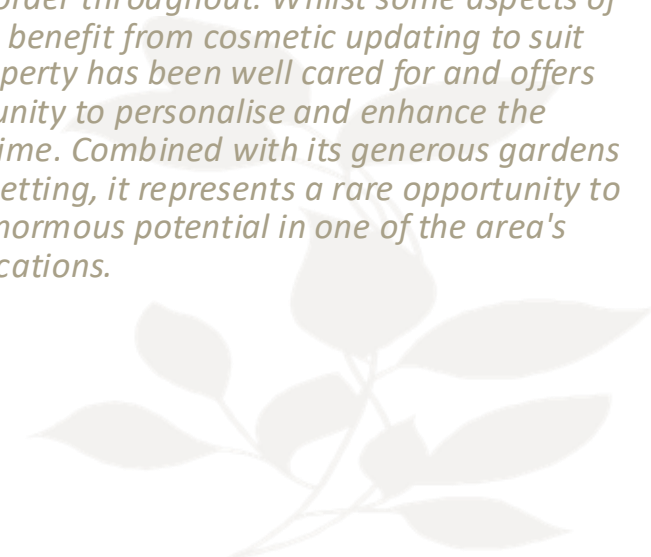
LOWER DUNSFORTH | YORK | NORTH YORKSHIRE | YO26 9RZ

Occupying a delightful position within the heart of the picturesque village of Lower Dunsforth, Manor Farm Cottage is an individual detached home standing within a beautifully established plot that offers an exceptional sense of space, privacy and maturity. Surrounded by colourful gardens, specimen trees and well-stocked borders, the property enjoys a peaceful setting whilst remaining conveniently placed for Boroughbridge, York and Harrogate.

Extending to almost 1,900 sq ft including the integral garage, the property provides flexible accommodation with the advantage of two ground floor bedrooms and further first floor bedrooms, making it equally well suited to families, those seeking predominantly single-storey living, or purchasers looking for space to accommodate guests.

A particularly highlight are the lovely gardens and grounds, with sheltered seating terraces, mature planting, productive vegetable areas and a greenhouse, all creating a delightful backdrop to the house and providing interest throughout the seasons.

Lovingly maintained over many years, Manor Farm Cottage is presented in excellent order throughout. Whilst some aspects of the interior would now benefit from cosmetic updating to suit modern tastes, the property has been well cared for and offers purchasers the opportunity to personalise and enhance the accommodation over time. Combined with its generous gardens and attractive village setting, it represents a rare opportunity to acquire a home with enormous potential in one of the area's most desirable rural locations.



ACCOMMODATION

GROUND FLOOR

- Reception hall
- Sitting room
- Dining room
- Kitchen
- Utility room
- Principal bedroom with en-suite shower room
- Guest bedroom
- Shower room
- Side entrance porch and hall

FIRST FLOOR

- Landing
- Two double bedrooms

EXTERIOR

- Private gated driveway
- Off-road parking
- Integral garage
- Front garden
- Rear garden
- Greenhouse
- Dining terrace

A welcoming reception hall sets the tone for the accommodation, providing a spacious central hallway from which the principal rooms naturally flow. A glazed side panel beside the entrance door, together with glazed internal doors, allows natural light to filter throughout the space, creating a bright and inviting first impression. The hall offers ample space for occasional furniture and serves as an attractive focal point, with a staircase rising to the first floor and doors leading to the principal reception rooms, kitchen and ground floor bedroom accommodation, highlighting the property's versatile and well-balanced layout.





The sitting room is a spacious and welcoming principal reception room, enjoying delightful views across the beautifully established rear gardens. A large glazed bay creates a wonderful seating area from which to relax and appreciate the garden throughout the seasons, whilst glazed double doors open directly onto the adjoining terrace, providing an easy connection between the house and garden and allowing an abundance of natural light to fill the room.

A decorative fireplace with marble surround and hearth forms an attractive focal point, complemented by fitted display shelving that adds character and practical display space. Offering generous proportions with ample room for a variety of seating arrangements, the sitting room is perfectly suited to both everyday family life and entertaining. Beautifully maintained and presented, it also offers purchasers the opportunity to update and personalise the space to their own tastes if so desired.



The dining room is a well-proportioned and versatile reception room, ideally positioned adjacent to the kitchen, making it perfectly suited to both everyday family dining and more formal entertaining. Accessed directly from the central reception hall, the room enjoys a pleasant outlook through a large window overlooking the attractive front gardens, creating a bright and welcoming atmosphere.

Offering generous proportions with ample space for a large dining table and additional furniture, the room provides excellent flexibility and could equally serve as a family room, home office or playroom if required. Conveniently located next to the kitchen, it also offers potential to create a more contemporary open-plan living arrangement, subject to any necessary consents, allowing purchasers the opportunity to adapt the accommodation to suit modern lifestyles.



Accessed via a practical side entrance hall, which also provides internal access to the integral garage, the kitchen is well proportioned and thoughtfully arranged with a comprehensive range of fitted wall and base units complemented by generous work surfaces, providing excellent storage and preparation space. A range of integrated appliances includes a Bosch double oven, four-ring electric hob with extractor above, together with space and plumbing for additional white goods. Positioned beneath a large window overlooking the beautifully established rear gardens, the sink enjoys a delightful outlook, filling the room with natural light and creating a pleasant environment for everyday cooking.

Conveniently located adjacent to the dining room and with direct access to the separate utility room, the kitchen offers a highly practical layout for day-to-day family living. Lovingly maintained throughout, it provides purchasers with excellent scope to update and personalise to modern tastes, including the potential to create an impressive open-plan living kitchen, subject to the necessary consents if required.



PRINCIPAL BEDROOM

The principal bedroom is a generously proportioned double bedroom enjoying a delightful outlook across the beautifully established rear gardens through a large picture window that fills the room with natural light. A comprehensive range of fitted bedroom furniture incorporates wardrobes, bedside cabinets, drawers and a dressing table, providing excellent storage whilst maximising the available floor space. Spacious, comfortable and beautifully maintained, the room offers a peaceful retreat and ample space for additional freestanding furniture if desired.

The bedroom benefits from a well-appointed en-suite shower room, fitted with a walk-in shower, wash hand basin and low-level WC, complemented by contemporary wall tiling, a heated towel rail and mirrored cabinet. Practical and well presented, the en-suite provides convenient facilities for the principal bedroom and is equally suited to everyday use.



GUEST BEDROOM

Bedroom two is a well-proportioned double bedroom enjoying a pleasant outlook over the front garden. The room benefits from an extensive range of fitted wardrobes, providing excellent built-in storage whilst still comfortably accommodating a double bed and additional bedroom furniture. Bright and well presented throughout, it offers versatile accommodation as a guest bedroom or additional principal bedroom

SHOWER ROOM

Serving the remaining bedrooms, the recently refurbished house shower room provides a contemporary and highly practical suite. It is fitted with a generous walk-in shower with glazed screen, wash hand basin set beneath a mirrored cabinet, and a concealed cistern WC.

Attractive marble-effect wall panelling is complemented by wood-effect flooring, creating a stylish, low-maintenance finish, whilst a chrome heated towel rail, integrated storage and a frosted window providing natural light complete the room. Designed with accessibility in mind, the shower room also benefits from level access and grab rails, making it suitable for a wide range of purchasers.



A staircase rises from the reception hall to the first-floor landing, a characterful space with exposed timber flooring, a spindle balustrade and a window overlooking the front gardens, allowing excellent natural light to flood the area. The landing provides an attractive seating or reading area and serves two further versatile rooms.

The first bedroom is a charming and spacious room, enjoying a pleasant outlook. Exposed timber flooring and the sloping ceilings create a warm and characterful atmosphere, whilst the generous proportions comfortably accommodate twin beds together with additional bedroom furniture.

The second bedroom is another generously proportioned and highly versatile space, currently utilised as a home office and study. Benefiting from fitted storage cupboards set into the eaves together with a window overlooking the rear gardens, it provides an ideal environment for home working whilst equally lending itself to use as an occasional bedroom, studio or hobbies room, subject to a purchaser's individual requirements.



Manor Farm Cottage, Lower Dunsforth

Approximate Gross Internal Area
Ground Floor = 1497 sq ft / 139.1 sq m
First Floor = 392 sq ft / 36.4 sq m
Total = 1889 sq ft / 175.5 sq m
(Including Garage)

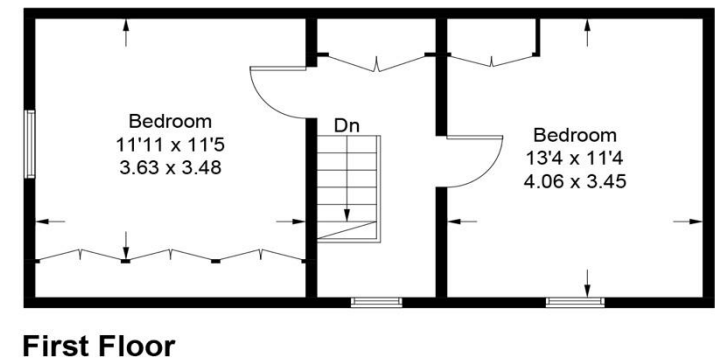
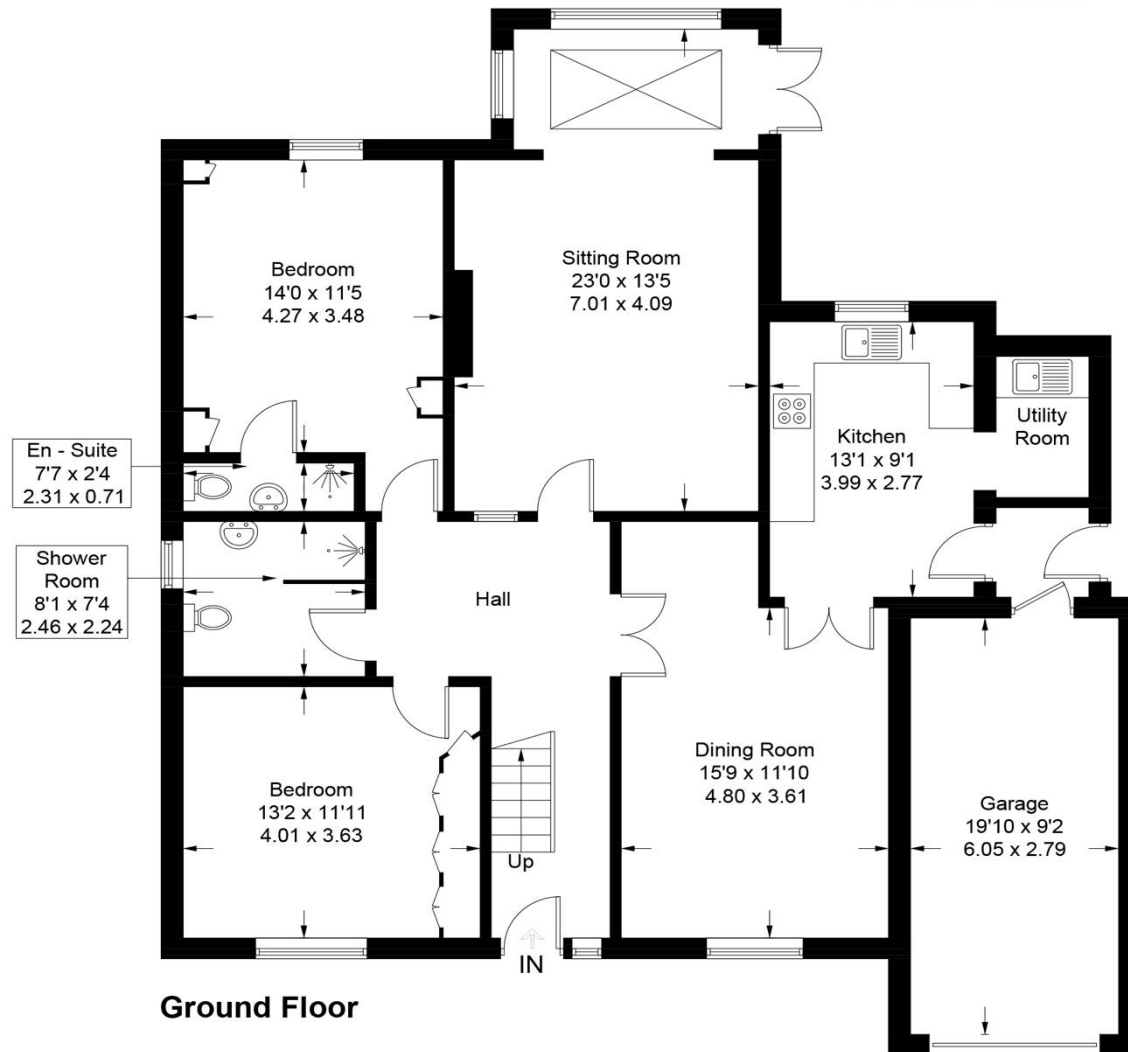


Illustration for identification purposes only, measurements are approximate, not to scale.

GARDENS AND GROUNDS

Manor Farm Cottage is approached through a timber five-bar gate onto a generous gravelled driveway providing ample off-road parking for several vehicles and access to the attached garage. Mature trees, well-stocked shrub borders and established planting create an attractive first impression, whilst the front garden offers a high degree of privacy and complements the property's individual character.

The attached garage is fitted with a roller shutter door and provides excellent secure parking together with valuable storage space. A pedestrian door gives convenient access to the rear of the property.

The principal gardens lie predominantly to the rear and represent a particular feature of the property. Beautifully established and lovingly maintained over many years, they provide a wonderful setting with extensive lawns interspersed with a wide variety of mature trees, ornamental shrubs, herbaceous borders and flowering plants, ensuring colour and interest throughout the seasons. A delightful conservatory opens onto a paved terrace, whilst a mature wisteria-clad pergola creates an attractive seating area, ideal for outdoor dining and entertaining.

To the side of the property is a productive kitchen garden with raised vegetable beds and a greenhouse, together with paved pathways providing access around the house. Beyond, the gardens continue with further lawned areas, specimen trees and well-defined boundaries, creating an exceptional outdoor environment that offers both privacy and a peaceful backdrop to the property. The gardens enjoy a pleasant outlook across neighbouring gardens towards the surrounding countryside beyond, further enhancing the property's idyllic village setting.







LOCATION



Lower Dunsforth is a picturesque and highly regarded village nestled within the beautiful North Yorkshire countryside, offering a peaceful rural lifestyle centred around a welcoming and well-established community. Characterised by an attractive mix of period cottages, individual family homes and open green spaces, the village retains much of its traditional charm whilst providing an enviable setting for modern family life.

The village enjoys a strong sense of community, with a well-supported village hall hosting a variety of social events, clubs and activities throughout the year.

Residents also benefit from an active cricket club and recreation ground, whilst the surrounding network of quiet country lanes, public footpaths and bridleways provides excellent opportunities for walking, cycling and enjoying the area's unspoilt countryside.

The neighbouring villages of Great Ouseburn and Aldwark offer additional amenities including public houses, whilst nearby Boroughbridge caters for everyday shopping and essential services.

BOROUGHBRIDGE

Just four miles from Lower Dunsforth, the thriving town of Boroughbridge offers an excellent range of everyday amenities, making it an ideal destination for shopping, dining and essential services. The town provides a choice of supermarkets, independent retailers, cafés, restaurants and traditional public houses, together with a medical centre, dental practices, pharmacy, library and a wide range of local businesses, ensuring that all day-to-day requirements are well catered for.

Despite its growth, Boroughbridge has retained much of its historic character and friendly community atmosphere. Situated on the banks of the River Ure, the town offers attractive riverside walks and open green spaces, together with a leisure centre, sports clubs and a popular marina.

The area is well served by an excellent choice of schools in both the state and independent sectors. Primary education is available nearby at Great Ouseburn Community Primary School, Marton-cum-Grafton Church of England Primary School and Boroughbridge Primary School, whilst secondary education is provided by the well-regarded Boroughbridge High School. The area is also conveniently placed for a number of highly regarded independent schools, including Queen Ethelburga's Collegiate, Cundall Manor School, Ashville College and Harrogate Ladies' College.

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.

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:

Lower Dunsforth is ideally situated for access to the region's principal road network, making it an excellent location for both commuters and those wishing to explore the wider county. The nearby A1(M), accessed via Boroughbridge, provides swift north and southbound links to York, Harrogate, Leeds, Wetherby, Ripon, Thirsk and beyond, whilst also connecting with the national motorway network.

The village is also well placed for the A59, providing convenient access west towards Harrogate and east towards York, the nearby A168 offers an alternative route for local journeys. Whether travelling for business or leisure, Lower Dunsforth combines the tranquillity of village life with accessibility to the surrounding towns and

cities, making it an ideal base from which to enjoy both rural living and excellent connectivity.

TRAINS:

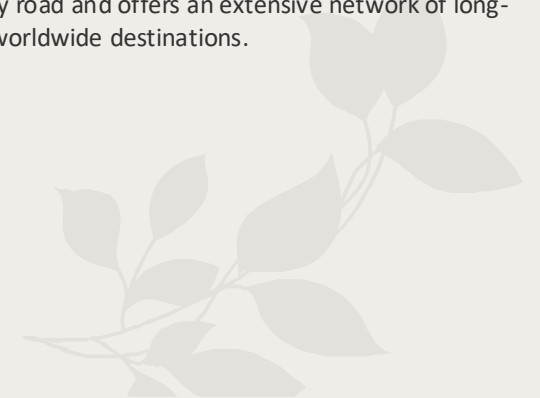
Lower Dunsforth is well placed for access to a number of railway stations, providing excellent connections for both business and leisure travel. The nearest stations are Thirsk Railway Station, approximately 10 miles away on the East Coast Main Line, offering regular direct services to York, Newcastle, Edinburgh and London King's Cross. Additional local rail services are available from Cattal Railway Station and Knaresborough Railway Station, both providing regular connections to York, Harrogate and Leeds. For a wider range of regional and national services, York Railway Station is readily accessible and offers extensive direct connections throughout the country, making Lower Dunsforth an excellent choice for commuters and those travelling further afield.

AIRPORTS:

Lower Dunsforth is well positioned for access to a number of regional and international airports. The nearest is Leeds Bradford Airport, approximately 30 miles away, offering an extensive range of domestic and international flights, including many European business and leisure destinations.

Further scheduled services are available from Teesside International Airport, approximately 40 miles to the north, whilst Manchester Airport, one of the UK's principal international gateways, can be reached in around 75 minutes by road and offers an extensive network of long-haul and worldwide destinations.

EDUCATION





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: Boroughbridge 4 miles, A1(M) 4 miles, Easingwold 13 miles, Harrogate 15 miles, Thirsk 17 miles, York 17 miles (All mileages are approximate)

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