



The Mistal Aldborough  
Aldborough, Boroughbridge York, North Yorkshire YO51 9HE

Guide price £1,350,000





INTERNAL VIEWING IS ESSENTIAL TO APPRECIATE THE SIZE & QUALITY OF THE FINISH.  
40 FOOT TANDEM GARAGE WITH POWER AND LIGHT  
LEVEL ACCESS, GEOTHERMAL HEATING SYSTEM  
HIGH CEILINGS THROUGHOUT, SOME DOUBLE HEIGHT WITH EXPOSED TRUSSES.  
MAINS SEWAGE, WATER, ELECTRIC, HIGH SPEED FIBRE  
POSSIBLE RENTAL OF PADDOCK LAND CONNECTED TO THE PROPERTY.  
POSSIBLE PART EXCHANGE WITH PROPERTY / PROPERTIES SUITABLE TO ADD  
TO VENDORS RENTAL PORTFOLIO.



### Description

DETACHED SPLIT LEVEL SINGLE STOREY BUNGALOW SET WITHIN A HAMLET OF EIGHT INDIVIDUAL HOMES PLUS THE MAIN MANOR HOUSE.

CENTRALLY LOCATED WITHIN A SIXTY ACRE COUNTRY ESTATE WHICH WAS IN THE SAME FAMILY OWNERSHIP FROM THE LATE 1800s UNTIL IT WAS PURCHASED SOME 21 YEARS AGO BY THE CURRENT OWNERS AND IS REGARDED AS ONE OF NORTH YORKSHIRE'S FINEST COUNTRY ESTATES, COMPLETE WITH HIGHLAND CATTLE.

THE MISTAL IS A SUMPTUOUS HOME FINISHED TO A SUPERB STANDARD AND OFFERS AN IMPECCABLE FUSION OF WELL PLANNED MODERN ACCOMMODATION. THIS SPLIT LEVEL FOUR BEDROOM, FOUR BATHROOM SINGLE STOREY PROPERTY HAS TO BE SEEN FROM BOTH OUTSIDE AND INSIDE TO TRULY APPRECIATE ITS UNIQUENESS. THE FLEXIBLE LAYOUT OF THIS PROPERTY CANNOT BE OVER EMPHASISED DUE TO ITS OPEN PLAN DESIGN. ON ENTERING THE HUGE UPPER LEVEL LOUNGE & A DINING AREA IF REQUIRED. IT IS EVIDENT THAT THE ATTENTION TO DETAIL IS PARAMOUNT THROUGHOUT THIS PROPERTY. ON ENTRY TO THE PROPERTY THE HUGE LIVING AREA HAS THE WOW FACTOR, OFF WHICH IS AN AREA WITH FEATURE DOMED CEILING, LED COLOURED RECESSED LIGHTING HALO FEATURE. THIS AREA WOULD BE AN IDEAL SPACE FOR FORMAL DINING IF REQUIRED. (HOWEVER THE KITCHEN IS SO LARGE A DINING TABLE IS EASILY UTILISED THEREIN IF REQUIRED). OFF THE LIVING AREA IS THE FOURTH BEDROOM OR HOME OFFICE IF PREFERRED ALONG WITH THE LARGE HOUSE BATHROOM.

FOUR STEPS LEAD DOWN TO A SPECTACULAR LOWER LEVEL 44 FEET LONG KITCHEN/LIVING AREA WITH FEATURE VAULTED CEILING INCORPORATING FOUR LIGHTWELLS. THERE ARE PANORAMIC VIEWS THROUGH BI-FOLD DOORS OVER THE WEST FACING , FULL WIDTH STONE PAVED PATIO AREA & GARDEN BEYOND, BRINGING THE OUTSIDE WITHIN, THE SUNSETS ARE AMAZING. THE FABULOUS KITCHEN IS FULLY EQUIPPED WITH BESPOKE UNITS, COMPLETE WITH MIELE INTEGRATED APPLIANCES THROUGHOUT. TWO FAN OVENS, PLUS A STEAM OVEN, PLUS A COMBINATION MICROWAVE OVEN, INDUCTION HOB , EXTRACTOR. TWO INTEGRAL FRIDGE FREEZER UNITS. INTEGRAL DISH WASHER PLUS INTEGRAL RECYCLE BINS. THERE IS A LARGE CENTRAL ISLAND, PROVIDING SEATING AREA. WITHIN THIS ROOM THERE IS AN AREA FOR EITHER A DINING SUITE OR SEATING AREA WITH RECESSED TV FOR WALL MOUNTED TV.

OFF THE KITCHEN IS THE UTILITY, WHERE THE HEAT PUMP AND 300 LITRE HOT WATER CYLINDER , MIELE WASHER & MIELE HP DRIER STACK, BELFAST SINK, ALONG WITH A CLOAKROOM & BACK DOOR CAN BE FOUND.

FROM THE HIGHER LEVEL, THE BEDROOM WING (WITH FEATURE EXPOSED BEAMS) IS LOCATED COMPRISING OF A LARGE MASTER BEDROOM SUITE, WITH WALK-IN DRESSING ROOM, FULLY FITTED WITH PAINTED OAK WARDROBES & DRAWERS. THE DRESSING ROOM IS FULLY FITTED OUT WITH HIGH QUALITY WARDROBES, SHELVING & DRAWERS, WHICH IS COMPLIMENTED WITH MATCHING BEDSIDE CABINETS & SETS OF DRAWER CHESTS IN THE BEDROOM. THERE IS LOFT STORAGE ABOVE BOTH THE BATHROOM & DRESSING ROOM WITH LADDER ACCESS. THE FABULOUS BATHROOM HAS OFFSET JACUZZI BATH, HIS & HER SINKS, LARGE WALK-IN SHOWER, & STORAGE CUPBOARD. IN ADDITION THERE ARE TWO DOUBLE BEDROOMS BOTH WITH FULL ENSUITES (ONE HAS STEAM/SHOWER CORNER CABINET & ONE WITH BATH).

EVERY BATHROOM WITHIN THE HOUSE HAS THERMOSTATIC HEATED TOWEL RAILS, WHICH OPERATE INDEPENDANTLY WITHOUT THE HEATING SYSTEM.

THE PROPERTY BENEFITS FROM UNDERFLOOR HEATING THROUGHOUT WITH INDIVIDUAL ROOM ZONED THERMOSTATS, ENABLING NO RADIATORS BEING REQUIRED CREATING A MORE UNIFORM HEAT DISTRIBUTION AND ENHANCING BETTER FURNITURE LAYOUT. HEATING IS PROVIDED BY GROUND SOURCE BOREHOLE HEAT PUMP. THE RESULT IS A CLEAN ENERGY FROM THE NATURAL HEAT IN THE EARTH WHICH IS TRIED & TESTED. THE RUNNING COSTS ARE UNBELIEVABLY LOW, & THEY ARE PROVEN TO BE THE BEST IN CLASS.

THE PROPERTY HAS THE BENEFIT FROM SUPERFAST FTTP BROADBAND INTERNET, 1000 MG/SEC, TRULY REMARKABLE FOR THIS RURAL LOCATION. ESSENTIAL FOR THE MODERN WORLD AND WORKING FROM HOME IF DESIRED. CAT 6 WIRING THROUGHOUT THE DWELLING, LATEST LCD LIGHTING.

THE LARGE PLOT HAS ATTRACTIVE AREAS TO FRONT AND REAR ELEVATIONS, REAR GARDEN LAID TO GRASS & FULLY ENCLOSED BY WROUGHT IRON & FIVE RAIL FENCING. THERE IS A VERY PRIVATE LARGE FULL WIDTH STONE FLAGGED PATIO AREA WITH OUTSIDE WATER TAP & ELECTRIC SOCKETS.

THE FRONT ELEVATION IS GIVEN OVER TO A LARGE SUNKEN COURTYARD, SOLELY OWNED BY THE PROPERTY. CENTRALLY LOCATED FEATURE FOUNTAIN WITH WATER PUMP & LIGHTING. THE COURTYARD HAS DOWNLIGHTS AROUND THE PERIMETER, OUTSIDE ELECTRIC SOCKETS. THE COURTYARD AREA IS ACCESSED THROUGH ELECTRIC DOUBLE WROUGHT IRON GATES, OPERATED BY REMOTE CONTROLS.

THERE ARE HARD WOOD SHUTTERS FITTED TO ALL MAIN WINDOWS, A KITCHEN BLIND, & ROLLER BLINDS TO THE PATIO DOORS.

ALL IN ALL A TRULY UNIQUE PROPERTY, THAT MUST BE SEEN BOTH INSIDE & OUTSIDE TO BE FULLY APPRECIATED.

### Location

HEATON PARK IS IDEALLY LOCATED ONLY 1.5 MILES FROM JUNCTION 48 A1(M) AND A GENTLE STROLL FROM BOTH ALDBOROUGH & MARTON-CUM-GRAFTON. BOTH VILLAGES OFFER HIGHLY RATED FOOD HOSTELRIES AND MARTON IS SERVED BY SUB-POST OFFICE AND VERY WELL STOCKED GENERAL STORE. LESS THAN TWO MILES AWAY IS THE BUSTLING TOWN OF BOROUGHBIDGE WITH ALL THE AMENITIES EXPECTED OF THIS THRIVING NORTH YORKSHIRE TOWN. THERE IS A LARGE SUPERMARKET TOGETHER WITH AN EXCELLENT RANGE OF INDEPENDENT SPECIALIST SHOPS IN THE TOWN ITSELF. BOROUGHBIDGE AREA ALSO PROVIDES A GOOD CHOICE OF PUBLIC HOUSES, RESTAURANTS, CAFES, LIBRARY, FILLING STATION & RECREATION FACILITIES ADJACENT TO THE RIVER URE. THE AREA IS AWASH WITH EATERIES OF HIGH REPUTE IN THE SURROUNDING VILLAGES. THERE IS AN EXCELLENT SELECTION OF HIGHLY REGARDED PUBLIC & PRIVATE SCHOOLS IN THE LOCAL AREA INCLUDING QUEEN ETHELBURGHES & CUNDALL MANOR.

FURTHERMORE, HEATON PARK IS JUST A SHORT DISTANCE AWAY FROM A WIDER RANGE OF FACILITIES OFFERED IN THE HISTORIC CITY OF YORK & THE SPA TOWN OF HARROGATE. THERE ARE ALSO LOCAL RAILWAY STATIONS AT KIRK HAMMERTON & CATTAL WHICH LINK DIRECTLY WITH MAIN LINE STATIONS AT YORK & LEEDS, GIVING FAST AND REGULAR SERVICES THROUGHOUT THE UK.

HEATON PARK IS WELL SITUATED FOR ALL MAJOR YORKSHIRE CONURBATIONS & COMMERCIAL CENTRES VIA EXCELLENT ROAD NETWORKS. ALSO WELL PLACED FOR THE NORTH YORKSHIRE DALES, YORKSHIRE MOORS & THE EAST COAST WHICH OFFER STUNNING WALKS, SCENERY AND MUCH MORE

THERE ARE REGULAR DOMESTIC & INTERNATIONAL FLIGHTS AVAILABLE FROM LEEDS/BRADFORD INTERNATIONAL AS WELL AS TEESSIDE AIRPORTS.









The  
Mistal





