



Pasture View Station Road, Goldsborough

£625,000 Guide Price



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A beautifully presented four-bedroom detached family home, built by Stonebridge Homes in 2023 and occupying an attractive position on the edge of open countryside within the highly sought-after village of Goldsborough. Finished to an outstanding specification throughout and benefiting from the remainder of a 10-year NHBC warranty, this exceptional home combines contemporary luxury with practical family living. The property enjoys attractive rural surroundings while remaining conveniently positioned for access to Harrogate, Knaresborough, York and Leeds.

Externally, the property enjoys an attractive south-west facing rear garden, perfectly positioned to capture the afternoon and evening sun. A flagged patio provides an ideal space for outdoor dining and entertaining, leading onto a well-maintained lawn with shaped planting beds and mature laurel hedging creating an excellent degree of privacy. A discreet bin storage area is conveniently positioned to the side of the house.

Occupying an enviable setting on the edge of beautiful open countryside, this outstanding home offers the perfect blend of village charm, modern convenience and high-quality contemporary living. Early viewing is strongly recommended to appreciate the quality, space and exceptional setting on offer.

A well-presented modern family home offering flexible accommodation, a south-west facing garden and an attractive position on the edge of the highly regarded village of Goldsborough.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

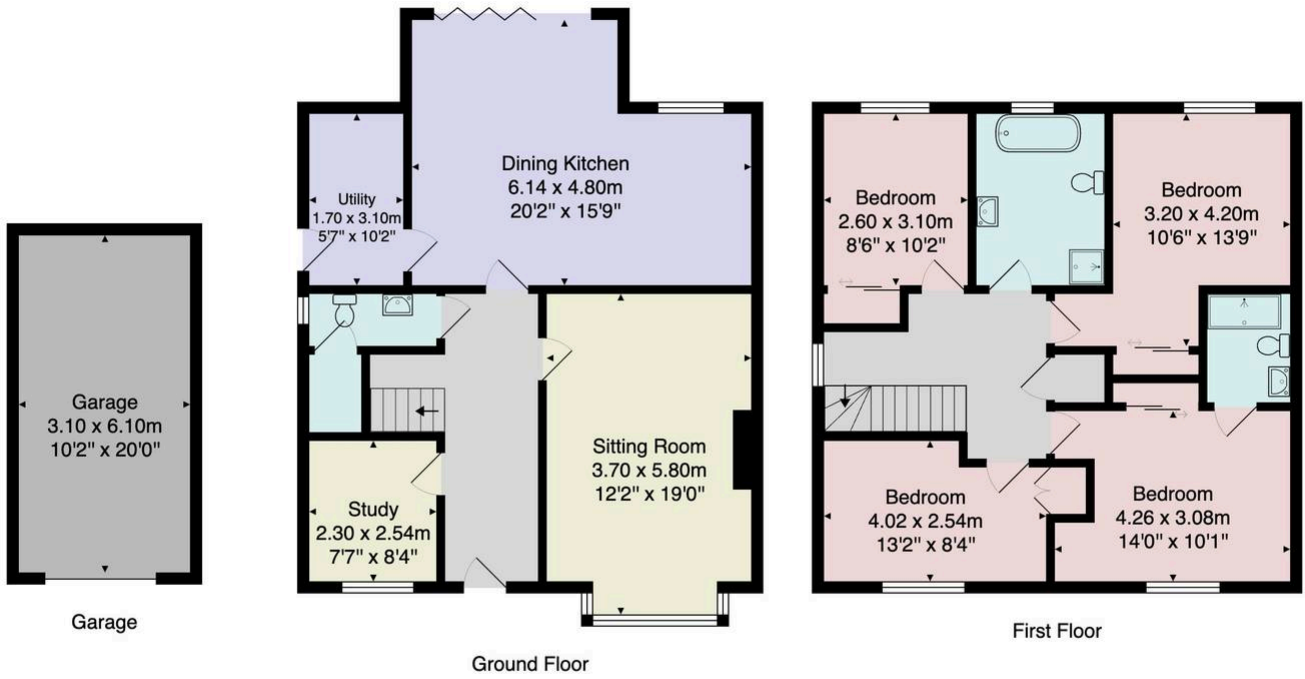
EPC Environmental Impact Rating: B



The accommodation opens via a storm porch into a welcoming central reception hall, complete with a guest WC, understairs storage cupboard and a comprehensive Churchill security system. To the front elevation is a dedicated home office, ideal for modern remote working, together with an elegant and spacious sitting room arranged around a striking feature wall with inset log-effect fireplace. Electric blinds to the principal ground-floor windows provide both convenience and privacy. Undoubtedly the centrepiece of the home is the impressive open-plan living kitchen. Beautifully appointed with a range of shaker-style cabinetry, quality integrated appliances and extensive preparation space, this sociable room has been designed for both everyday family life and entertaining. There is ample space for formal dining and relaxed seating, while bifold doors create a seamless connection to the garden and flood the room with natural light. A substantial utility room adjoins the kitchen and benefits from a separate side entrance.

To the first floor, a spacious landing leads to four generously proportioned double bedrooms, all fitted with built-in wardrobes. The luxurious principal suite enjoys a contemporary en-suite shower room with a large walk-in shower enclosure, whilst the remaining bedrooms are served by a stylish family bathroom featuring both a bath and separate shower.





Total Area: 146.8 m² ... 1580 ft² (excluding garage)

All measurements are approximate and for display purposes only.

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