



Boat Lane, Great Ouseburn £525,000

*** RENOVATION OPPORTUNITY ***

A substantial farmhouse offering over 2500 sq. ft. of internal accommodation within this highly popular location with panoramic views across the countryside and sitting within approx. 1 acre. Whilst in need of a course of modernisation throughout, the property presents a fabulous opportunity to potential buyers to put their own stamp on their future home and is crucially offered for sale with no forward chain.



Foreword

The property is well positioned close to the River Ure and Aldwark Bridge on an exceptional plot with private access down to the river's edge. Formally a public house known as The Anchor Inn, the property allows purchasers the scope to renovate this property to their style and taste, ultimately creating their ideal home within this highly sought-after rural location, which benefits from great access links to York, Boroughbridge, Easingwold & A1(M). The property boasts substantial internal accommodation with high ceilings and a range of original features offering ample opportunity to create something really special.

Accommodation

The property is entered via a timber door to the front elevation into the entrance porch which in turn leads through into the central hallway.



Located at the end of the central hallway is a convenient downstairs WC which also has an access door leading down to the cellar.

Positioned at the front of the property are two spacious reception rooms, both of which have timber windows. The sitting room has a stone open-fireplace with timber mantle and fitted timber storage units to each side.

The kitchen is located off the entrance hall and has feature quarry tiled flooring with a combination of base & wall storage units. There are laminate preparation surfaces which incorporate a stainless steel sink, as well as space for a freestanding cooker and washing machine. To the rear of the kitchen is a convenient side access door and a large utility area. There are also steps down to a large larder room.



Stairs from the utility lead up to a good-sized storage space above.

A further reception room which could easily be used as a home office, study or play room, with a fitted full-height storage cupboard, completes the downstairs living accommodation.

A turned staircase from the central hall leads up to the first floor landing which has a spacious linen cupboard. Located off the landing are four well-proportioned double bedrooms, as well as access into the house bathroom.

The house bathroom has part-tiled walls includes a bathtub, shower cubicle, WC, wash hand basin and fitted storage cupboard.

To The Outside

The property sits on a generous plot with a large driveway leading down the side of the property.



There are gardens to the front, side and rear. The south facing rear garden is predominately laid to lawn and features mature borders which lead down to a small woodland area. The property shares ownership of the pond located through the woodland area with the neighbouring property and there is land included within the sale of Northlands Farmhouse which extends down to the River Ure.

Energy Efficiency

The property's current energy rating is E (41) and has the potential to be improved to an EPC rating of B (86).

Additional Information

Tenure: Freehold

Services/Utilities: Electricity and Water are understood to be connected, the property currently runs off oil central heating it also has a septic tank.

Broadband Coverage: Up to 76* Mbps download speed

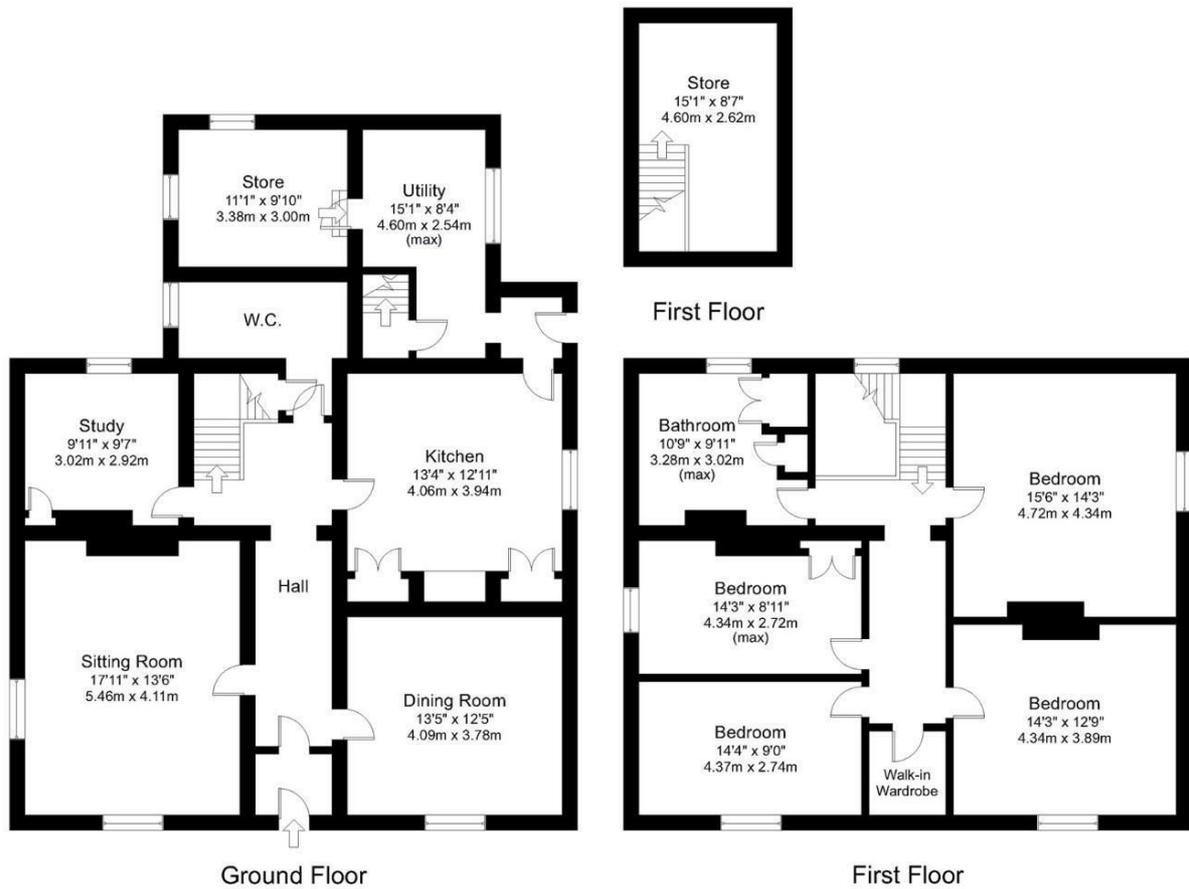
Council Tax: D - North Yorkshire Council

Current Planning Permission: No current valid planning permissions

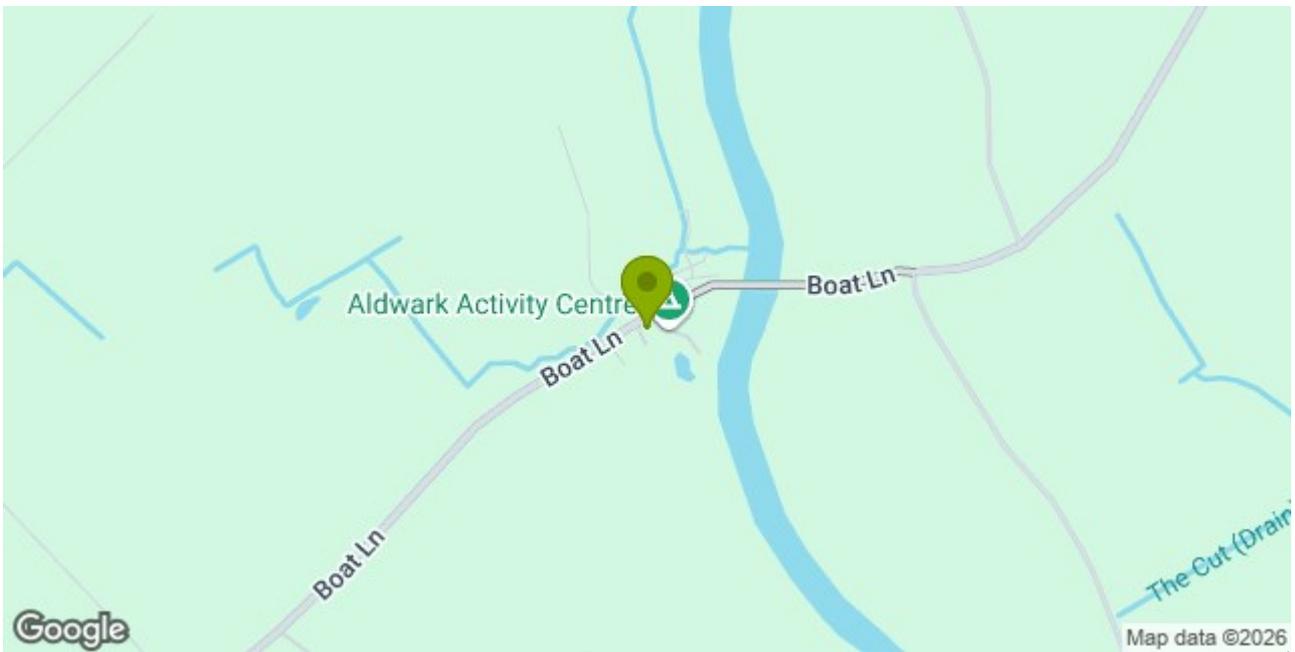
*Download speeds vary by broadband providers so please check with them before purchasing.

Agent Note - The photograph with the red outlining listed within this marketing is strictly for illustrative purposes only and gives a rough guide to the properties boundaries.





Gross internal floor area including Stores (approx.): 233.1 sq m (2,510 sq ft) For illustrative purposes only. Not to Scale. Copyright © Apex Plans.



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