



St Helens Lane, Borrowby

Thirsk, YO7 4RG

Asking Price £799,500



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HUNTERS
EXCLUSIVE

St Helens Lane, Borrowby

DESCRIPTION

St Helens Cottage is situated on its own down a lane, but it is far from isolated. It enjoys absolutely stunning far reaching views towards the dales, it is the position and views which set this property apart. There is a small block paved courtyard to the rear, together with gardens to the side and front with a patio area. Further to the front of the property is a paddock of just under an acre with fruit trees and an area fenced off as a vegetable patch making it an ideal prospect for a family seeking outdoor space or a small holder.

The house itself is fully double glazed and enjoys very effective cavity wall insulation and oil fired central heating. The house consists of a large hallway, three reception rooms, a good sized farmhouse style dining kitchen, beyond the kitchen is a utility room which leads in to a study, and beyond this is a magnificent room converted from an old barn with hay loft to provide a very spacious room with spiral staircase to the Mezzanine level which could provide a very special work from home space. In addition on the ground floor is a large conservatory used a great deal at one stage for teenage parties! There are five substantial bedrooms (two with en-suite) on the first floor and the large house bathroom.

Externally there is an old stable (fronting on to the little inner courtyard) providing storage and workshop space. There is an old wooden garage situated in the paddock standing on a concrete base. Immediately to the front of the property there is ample space for several cars on the block paved area.



ROOMS

Borrowby
Borrowby is a typical Yorkshire village situated half way between Northallerton and Thirsk with easy access on to the A19 going both North and South, with York 25 miles south and the Yorkshire Dales to the West. It has a popular local primary school graded Good by Ofstead. There is also the large Hillside Rural Activity Park nearby consisting of play area, the local Scout Hut, Large playing field, tennis courts, football pitches and cricket club. The venue is also used for the well known Borrowby Show in July every year. It is a very vibrant community with many activities centering on the village Hall and the cosy Wheatsheaf pub frequented by locals of all ages.

Directions
Proceed through Borrowby, passing the Wheatsheaf Inn on your left hand side, continue travelling uphill toward the top of the village. Pass the speed restriction signs then take the next left hand turn onto St Helen's lane (sign posted as a bridleway). The cottage is situated at the end of the lane. For viewings, please park in the paddock.

Entrance Hall
14'11" x 12'5"
With door opening from the front aspect into the spacious entrance hall, virtually a room in itself. Stairs to first floor level, useful under-stairs cupboard and central heating radiator. Arched opening to inner hall, with doors off the the snug, dining kitchen, lounge and cloakroom.

Snug
11'3" x 10'11"
This cosy little room with an open fire stone surround and hearth. Double glazed window with front aspect and views. Central heating radiator.

Cloakroom
Low flush WC and wash hand basin, Central heating radiator.

Dining Kitchen
23'1" x 9'10"
The heart of the house with the focal point being the oil fueled Rayburn which not only keeps it cosy, but also provides hot water for the house. Fitted with a range of bespoke solid wood units completed with granite work-surfaces. Integrated appliances within the units include; Bosh multi-functional electric oven/grill/microwave, dishwasher, two fridges and a bowl and a half stainless steel sink with mixer tap. Double glazed window overlooking the inner courtyard.

Dining Room
12'11" x 10'10"
Door from the kitchen with double glazed bow window overlooking the inner courtyard. Double doors both to the lounge and the conservatory. Central heating radiator.

Lounge
14'11" x 13'11"
An inviting room with double glazed bow window to the front aspect enjoying beautiful long views and sun sets. There is a multi-fuel stove set a on granite hearth with stone mantle. Feature arched window to the side into the conservatory. Central heating radiator.

Conservatory
27'4" x 10'3"
A large 'wow factor' room along the whole of the right-hand side of the house accessed from the dining room. Views are across the side garden and surrounding countryside. Oak flooring and wall mounted Rointe electric radiators (independent from the main house central heating).

To the back of the house accessed from the kitchen.

Utility
An 'L-shaped' room with external doors, one to the side of the house and the other onto the inner courtyard. Fitted units and work-surfaces and sink. Space and plumbing for washing machine and space for under-counter freezer. It also accommodates the oil fired boiler.

Study
14'11" x 10'10"
Versatile room which is currently utilised as a study but could have other uses. Ornate LPG stove on tiled hearth so can be used independently from the main house heating. There is also a central heating radiator, roof light and French doors leading onto the inner block-paved courtyard which is itself fenced off with small wall and railings making it a contained space for animals.

The Barn/Gallery Room
17'9" x 13'6"
A large unexpected room with a spiral staircase leading to the mezzanine level (which was formally the hayloft). The mezzanine presently utilised as a further study has built-in storage cupboards. Feature beams to the ceiling and stunning cast iron chandeliers. The ground floor to this room provides a bright spacious area and could be utilised as a work from home space, games room teenage space or an additional reception room. It has three double glazed windows and a door onto the inner courtyard. There is also a further ornate LPG stove on a granite hearth so heating can be independent from the main house, however there is also a central heating radiator.

First Floor
Staircase from the hall leading to landing corridor. Roof light and central heating radiator.

Bedroom One
13'10" x 11'0"
With two sets of double glazed windows, one to the side overlooking the side garden and the second larger window to the front providing magnificent views to wake up to (this the vendor will miss most). Central heating radiator.

En-suite
A good sized space with a white wash hand basin, low flush WC panelled bath and separate corner shower unit. Double glazed window to the side and a heated towel rail.

Bedroom Two
13'3" x 9'11"
Double glazed window to the rear aspect and central heating radiator.

En-suite
White suite comprising; wash hand basin, low flush WC and electric shower in cubicle.

Bedroom Three
11'7" x 11'3"
Double glazed window to the front and central heating radiator.

Bedroom Four
12'11" x 8'5"
With built-in wardrobe and central heating radiator. Double glazed window to the rear.

Bedroom Five
10'11" x 9'1"
This room sits in the very centere of the house. Double glazed window to the front aspect and central heating radiator.

House Bathroom
A good sized room with a white suite comprising; wash hand basin, low flush WC panelled bath and a large walk-in, shower. Double glazed window to the rear and heated towel rail as well as a central heating radiator. The bathroom also houses the airing cupboard with the hot water cylinder.

Gardens
There is a side garden separated from the front garden by iron railing fencing, making it enclosed for children and pets. Both are traditionally planted with flower beds, shrubs and lawns with a patio area in the side garden accessed via the conservatory.

Paddock
Grass paddock of just under one acre could be put to many uses and adds to the appeal of this semi rural property. The fruit trees and vegetable patch are waiting to provide sustenance to another family! There is on the paddock an old wooden garage standing on a solid concrete base together with further parking.

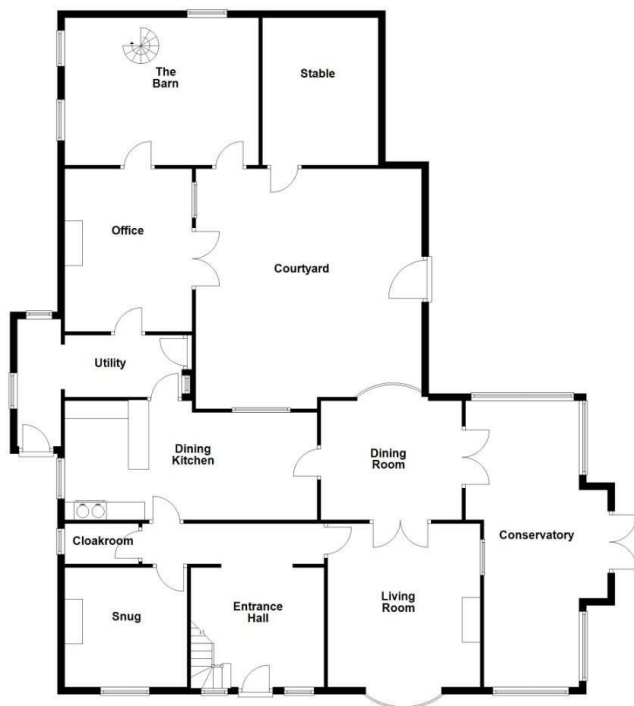
Vendors Statement
We have been at St Helen's for over 30 years and have happily brought up four children here who were all educated locally and fully enjoyed village life with Cubs, Brownies, Scouts and various sporting activities on offer locally. The house is large but not overwhelming and easy to run, it is a friendly house. The house garden is easy to manage with the paddock providing scope for several projects. We will be very sad to leave but feel it is time for another family to enjoy St Helen's.

The property benefits from Solar Panels.

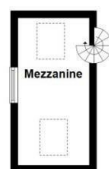
Please note, the property is not on mains drainage and operates on a Septic Tank.



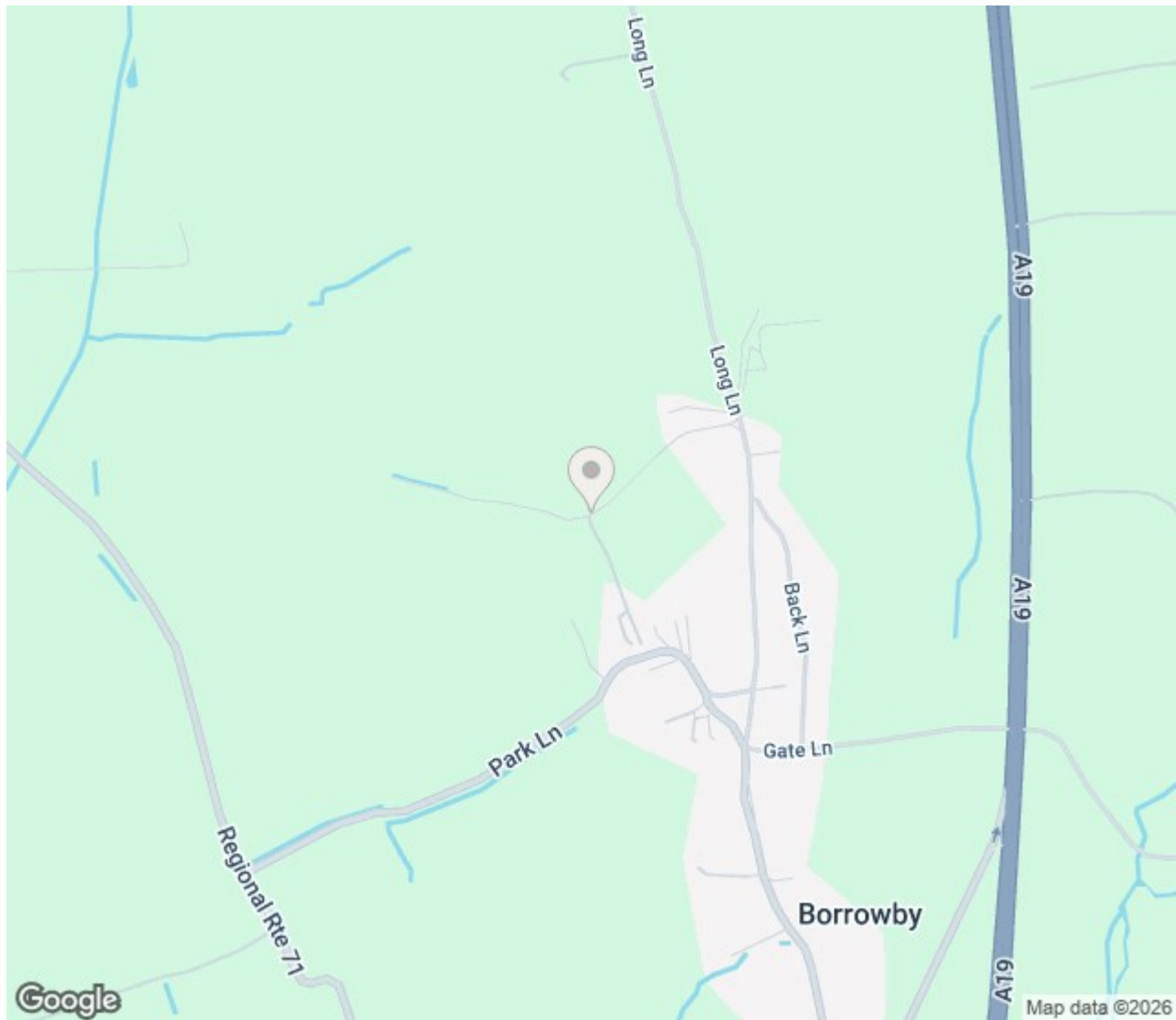
Ground Floor



First Floor







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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