



MEADOW HOUSE BACK LANE
Langthorpe, York



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PROPERTY • ESTATES • LAND

MEADOW HOUSE BACK LANE

York, YO51 9FE

A superb modern four/five bedroom detached family home in a bespoke gated development in the village of Langthorpe. Beautifully presented throughout and updated by the current owners.

ACCOMMODATION

Modern detached family home

Private gated development

Four bedrooms and occasional ground floor bedroom, two bathrooms

Beautiful landscaped garden to the rear

Updated and enhanced by the current owners

Covered patio and summer house with power sockets

Open plan living/dining/kitchen

Large garage with electric roller garage door and off-street parking

Fully functional CCTV security system and Burglar Alarm



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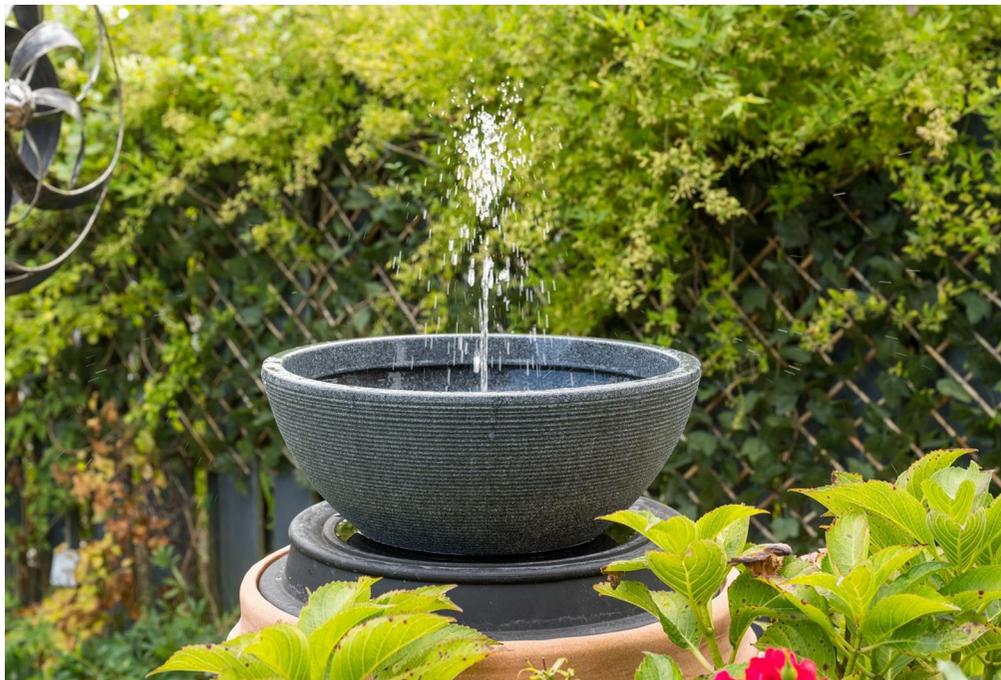


Meadow House

Meadow House is a delightful home that the current owners have enhanced during their tenure. They have cleverly combined modern additions such as tilt and turn replacement windows and fittings in the bathrooms with high spec kitchen and sanitary ware. The property has also been decorated and is in genuine move in condition.

Briefly comprising: Storm Porch with inner door leading to the entrance hall, with bespoke built-in wardrobe and drawers. Understairs storage space with fitted double sockets, cloakroom/W.C, living room including feature fireplace, study/bedroom 5, superb open plan living/dining kitchen with woodburning cylinder stove. Updated laundry room with replacement stable door, which has a lockable tilt and turn window for extra ventilation. Landing to first floor with replacement tilt and turn window to the rear elevation, master bedroom, dressing area and large fitted wardrobes, delightful ensuite shower room, three further bedrooms and main bathroom. Most windows have vents and internal hardwood slatted shutters for privacy.





Outside

There is a beautiful south-facing garden accessed through brand new glazed doors off the living area, paved patio with brand new 'crocodile' veranda featuring a glazed roof and remote-controlled retractable awning. Stunning flower beds and borders, lawn and fantastic summer house perfect for entertaining. There is a selection of Hornbeam trees lining the back of the garden. The property is within a niche gated development of 4 properties with secure gated access, driveway, garage and additional spacious off-street parking.

Situation and Amenities

Langthorpe is a beautiful hamlet positioned on the northern edge of the thriving market town of Boroughbridge with plenty of amenities, supermarkets and is a short drive away from nearby Harrogate and York. There are plenty of good schools, state and independent, in the local area. Meadow House offers excellent commuting with easy access to the A1(M) and rail connections from nearby Harrogate, York and Thirsk.

The Appeal of our Home - The Owners Insight

The property location is superb, in a semi-rural setting but with excellent road communications. The village of Langthorpe is a high-trust environment, with pleasant inhabitants and a good quality local pubs, hosting many activities and events. Most things are close by, including small shops, numerous cafes, a supermarket, doctors' practice and dentist. The property is in a small, gated area (4 houses), with off-road parking and a large garage. The house is warm in winter and cool in summer thanks to the excellent thermal properties. The spacious south facing garden guarantees plenty of sunshine, making outdoor life and entertaining a pleasant reality. A shared glass of wine while seated in the gazebo enjoying the evening sun is an absolute must. A great family home with plenty of space.



Services and Other Information

The property is served with mains water and drainage, electricity, and gas fired central heating. The Photovoltaic panels on the roof, make this a very energy efficient property rated at EPC B.

Local Authority and Council Tax Band

North Yorkshire County Council
Council Tax Band F

EPC

Rating B

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

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Viewings

Strictly by appointment with GSC Grays 01423 590500

Disclaimer

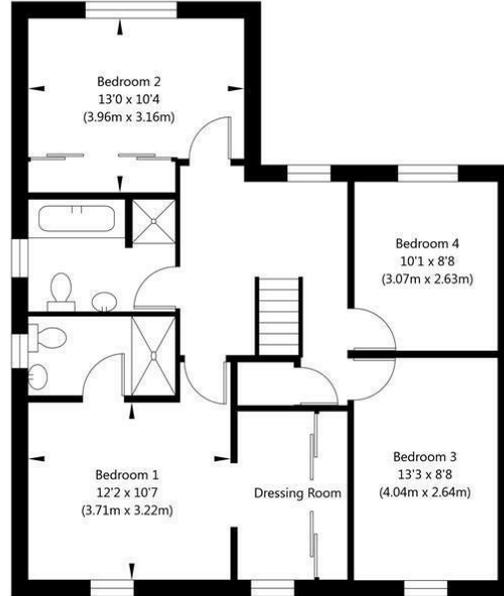
GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

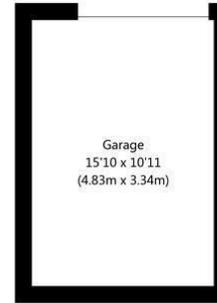
Meadow House, Back Lane, Langthorpe, York, YO51 9FE



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 889 SQ FT / 82.55 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 795 SQ FT / 73.84 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1684 SQ FT / 156.39 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

