



The Forge, Great Ouseburn, York, YO26 9RF

A substantial four-bedroom dwelling with adjoining one-bedroom annex set within extensive gardens and paddock in a highly sought after location. The property offers an exciting opportunity for a buyer to put their own stamp on a spacious detached home with an annex that has scope for potential alternative uses, subject to any necessary planning.

For Sale by Private Treaty

Guide Price: £790,000

LOCATION & SITUATION

Great Ouseburn is a small rural village nestled in glorious countryside, situated between the market town of Boroughbridge (4.6 miles northwest) and the historic city of York (13.6 miles southeast). The village itself benefits from a local primary school, village hall and pub, with the nearby towns of Boroughbridge and Knaresborough offering a range of other day-to-day amenities. The property itself is within commuting distance to Harrogate, Ripon, York and Leeds.

DESCRIPTION

The Forge stands in a prominent position in the centre of the peaceful village of Great Ouseburn, and is accessed off Main Street, opposite the village green, with private parking available directly off the road.

The ground floor of the main house comprises of a kitchen with adjoining pantry, utility room and convenient downstairs w/c, separate dining room and large, spacious sitting room with conservatory. The sitting room benefits from an abundance of natural light and enjoys views out over the beautiful garden. Access to the garden is available through the conservatory which opens up onto a patio area, perfect for entertaining outdoors.

A flight of stairs in the centre of the property leads up to the first-floor landing, which contains three bright and spacious double bedrooms, including one with built in wardrobes, one single bedroom, and a large family bathroom.

The connecting annex has been recently renovated and boasts characterful exposed beams throughout. Upon entry into the hallway, all rooms are well positioned to take full advantage of the garden views. The annex comprises of a large kitchen/diner with adjoining conservatory, spacious double bedroom and bathroom.

Access into the garden can be taken through the utility room in the main house or via both conservatories. Separate access is also available further down Main Street to gain entry to the gardens at the rear of the property, with space for additional parking.

The garden has been well-kept and maintained and provides an exquisite secluded and private area to retreat into. In addition to its lawned gardens, it boasts an array flowerbeds and shrubs along with a greenhouse and brick built potting shed offering ample storage opportunities. A further 1.4ac paddock adjoins the garden to the southwest, which is bound by post and wire fencing.

TENURE AND OCCUPATION

The tenure of the property is understood to be freehold. Vacant possession will be available upon completion.

DIRECTIONS

From Boroughbridge, head southeast along the B6265 towards Green Hammerton for approximately three miles before turning left onto Broad Gate at the sign post to Great Ouseburn. Continue for a further 1.1 miles, and the property is located opposite the village green on the corner the right hand-side, marked by a For Sale Board.

SERVICES

The property benefits from mains electricity, mains water supply and drainage, and oil fired central heating.

COUNCIL TAX

The property is within Band E.

RESTRICTIVE COVENANTS

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to all Rights of Way, public and private, which may affect the property.

The vendors will maintain a right of access for all uses along the track marked yellow on the sale plan.

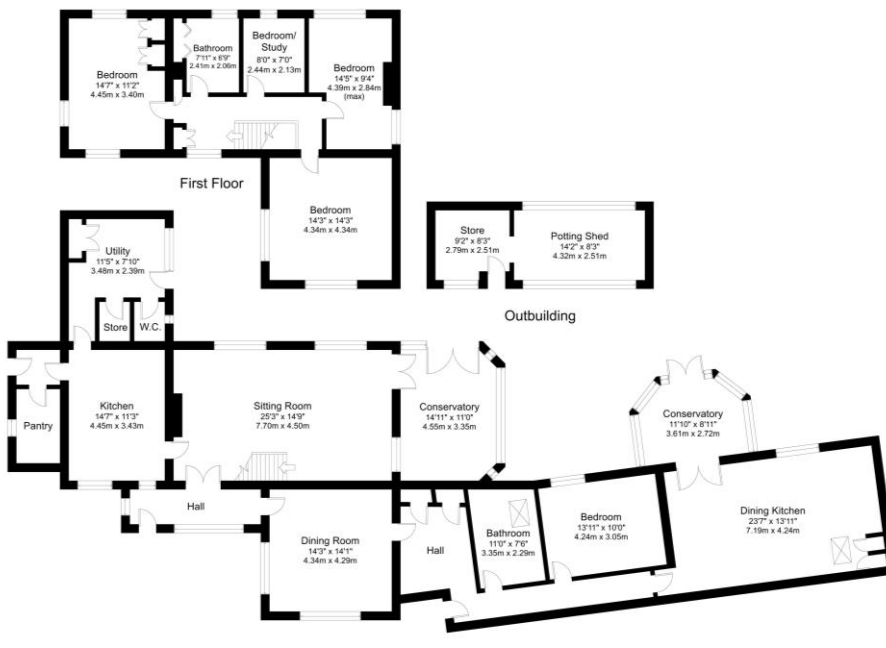
FIXTURES & FITTINGS

Only those items specifically stated in these particulars are included in the sale.



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Gross internal floor area excluding Outbuilding (approx.): 268.9 sq m (2,895 sq ft)

Score	Energy rating	Current	Potential
92+	A	The Forge	72 C
81-91	B		
69-80	C		
55-68	D	50 E	
39-54	E		
21-38	F		
1-20	G		

Score	Energy rating	Current	Potential
92+	A	The Annex	80 C
81-91	B		
69-80	C		
55-68	D	74 C	
39-54	E		
21-38	F		
1-20	G		

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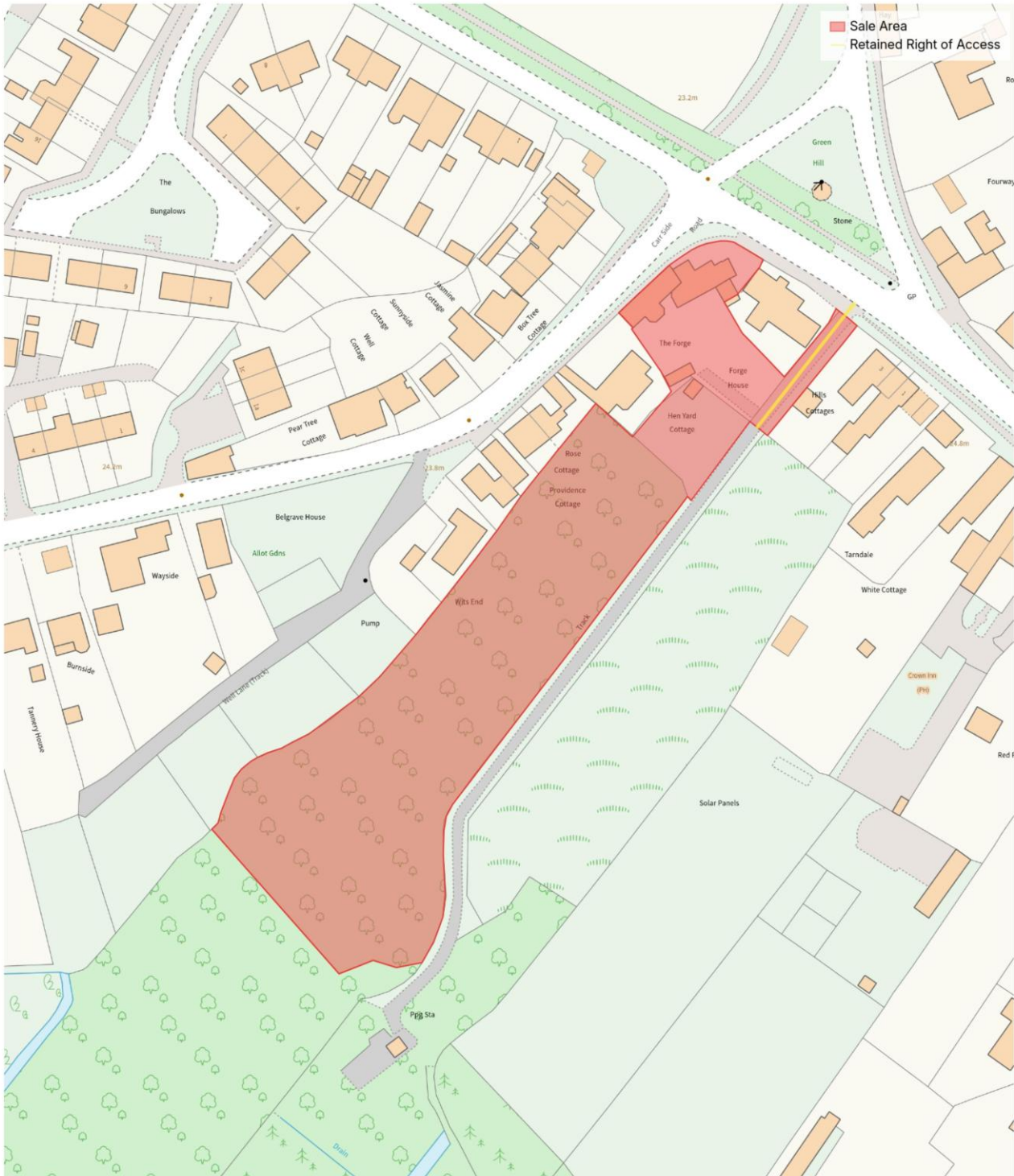


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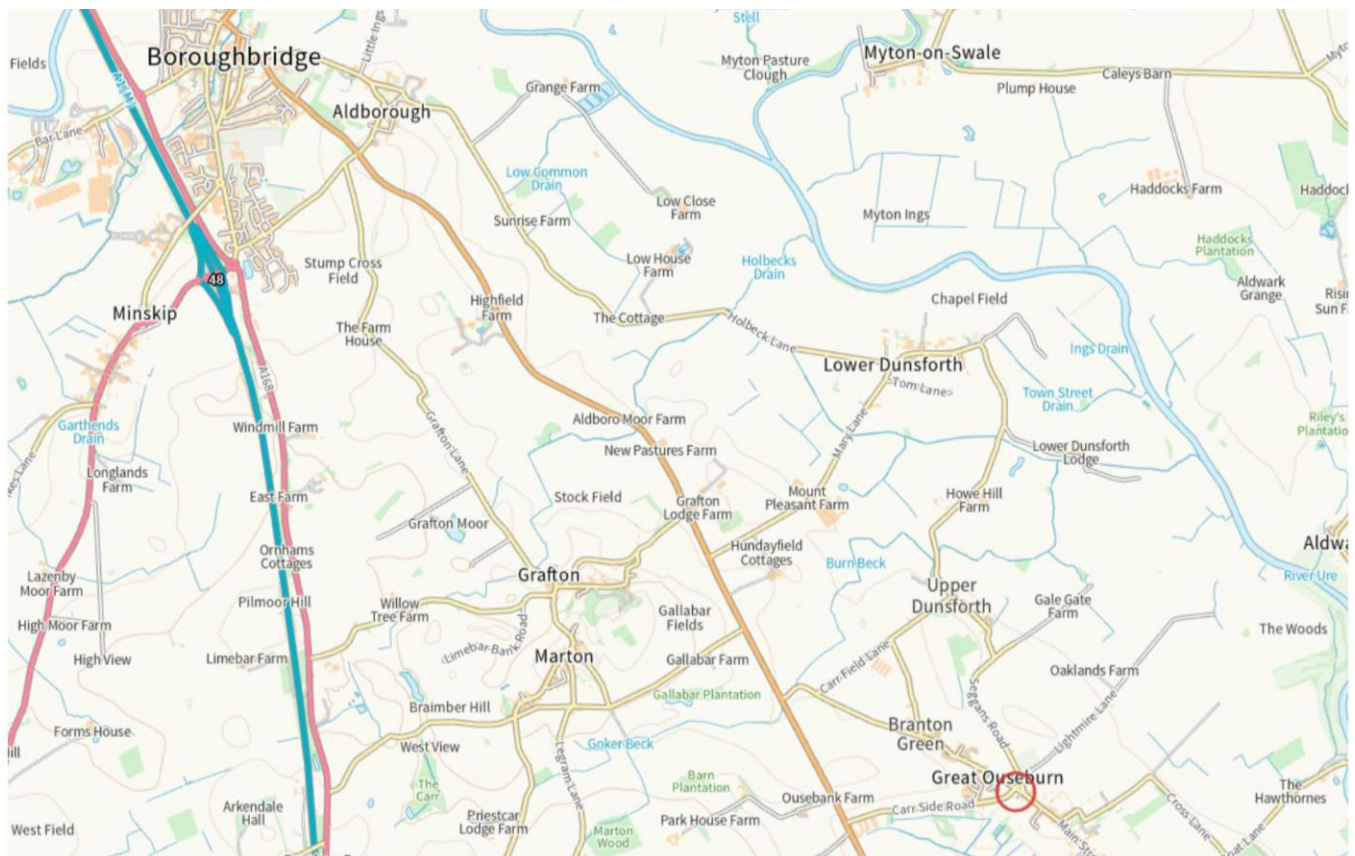




Produced on Land App, Jul 9, 2026.
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50 m
Scale 1:1250 (at A4)





METHOD OF SALE

The property is offered for sale by private treaty although the vendor reserves the right to conclude the sale by any other method.

Following acceptance of any offer, all buyers will be required to undertake Anti-Money Laundering ID Checks and provide proof of funding to the selling agents.

Following successful checks, solicitors will be instructed with an anticipated timescale for exchange of contracts within 60 days. If a purchase is unable to achieve this, they should make this clear at the time of submission an offer.

Upon exchange of contracts a 10% deposit will become due with the balance payable upon completion at a date to be agreed between the parties.

LOCAL AUTHORITY

North Yorkshire Council, Northallerton Business Park, Northallerton
DL6 2NA Tel: 01609 780780 www.northyorks.gov.uk

VALUE ADDED TAX (VAT)

The Guide Price quoted is exclusive of VAT. Should any part of the sale become chargeable, this will be payable by the purchaser. The seller is not aware that any option to tax has been made on the property.

Disclaimer. Hardcastle Rural Surveyors Ltd give notice to all who read these particulars that:

1. The particulars, including any plan, photograph, description and description, are intended as a general guide only and do not form part of any offer or contract.
2. All descriptions, dimensions, reference to condition and all other details are given in good faith but without responsibility. Any potential purchaser or lessor should not rely on these details as statements of fact and should satisfy themselves by inspection, survey or such other means as they may require to ensure their correctness.
3. Neither the vendor, landlord, Hardcastle Rural Surveyors or any employee or agent thereof accept any responsibility for any error contained in these particulars.
4. All plans and maps within these particulars are for identification and guidance only and are not drawn or reproduced herein to scale. All dimensions and areas are approximate.
5. Nothing contained in these particulars shall be deemed to be a statement that the property is in good repair, order or condition or otherwise, nor that any services are in good working order.
6. If you have any particular concerns or questions please raise these with us prior to traveling to view the property.
7. Care should be taken during any inspection/viewing of the property. Particular note should be made of any open ditches, drains, walls, fences, any unsafe structures and other such hazards.

Regulated by RICS

Particulars Produced on 09/07/2026

VIEWING

To arrange a suitable time to view the property, please contact our office on 01765 658525.

Care should be taken during your inspection, and particular note should be made of open ditches, drains, walls, fences, any unsafe structures and other such hazards.

PLANS AND AREAS

The plans attached to these particulars are a copy of the Ordnance Survey Plan. The areas given may vary from the Rural Land Registry plans and previous Ordnance Survey Sheets, field data sheets and deed plans. All plans in these particulars are for identification purposes only and areas are approximate and subject to the verification in the title documents.

IMPORTANT NOTICE

If you have downloaded these particulars from our website, please also register your interest with our office to ensure that you are kept informed about the progress of the sale.