



**RIVER COTTAGE**  
Roecliffe, Boroughbridge



# RIVER COTTAGE

ROECLIFFE, BOROUGHBRIDGE, YO51 9LY

Ripon - 8.2 miles • Harrogate - 13.4 miles • Thirsk - 13.7 miles  
York - 20.3 miles (distances approximate)

A SUPERB MODERN DETACHED FAMILY HOME OFFERING OVER 3,000SQFT OF ACCOMMODATION SET IN DELIGHTFUL GARDENS WITH ADDITIONAL FIELD OF APPROXIMATELY 1.11 ACRES WITH RIVER FRONTAGE IN THE SOUGHT-AFTER VILLAGE OF ROECLIFFE

## Accommodation

Entrance Hall • Cloaks/WC • Reception Hall • Study/Lounge • Dining Room  
Utility • Breakfast Kitchen • Sitting Room • Master Bedroom • Dressing Room  
Ensuite • Bedroom/Dressing Room • Guest Bedroom • Ensuite  
2 further Bedrooms • House Bathroom

## Externally

Gated Driveway • Park • Double Garage • Garden • Field • In total 1.11 acres



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Accommodation

River Cottage is an immaculate family home which has been beautifully presented by the current owners and extended over their ownership to create a 5-bedroom property with 3 reception rooms and a double garage.

Briefly comprising, entrance porch with timber flooring, cloakroom off, glazed and timber door leading to the fabulous reception hall, with return oak staircase off, timber flooring, door to sitting room with windows to front, feature stone fire surround with inset dog grate, French doors to the rear leading to the patio and garden beyond. Dining room with windows to both sides, feature fireplace with inset dog grate and gas fire. Built-in shelving and storage units. Study with window to side elevation, timber flooring, living – dining – kitchen with replaced modern kitchen from Ripon Interiors with electric Aga, integrated Bosch ovens, Neff Microwave, Neff Hob and dishwasher and super central island encompassing Belfast sink with beautiful worktops over through to super family room, multi-purpose and currently used as an additional sitting room with 3 sets of French doors leading out to the garden, feature fireplace with gas stove and stone hearth.

To the First floor, the staircase leads to a half landing with feature arched window overlooking the rear patio garden and land beyond. Onto the landing with window to rear and large airing cupboard. Off the landing an occasional bedroom which is currently used as a dressing room forms part of the Master suite, an extension to the property over the living – dining – kitchen. There is a superb ensuite shower room, further built-in wardrobes in dressing hall, leading through archway to the pretty vaulted ceiling master bedroom. This has windows to two sides, all of which overlook the fabulous garden to the rear and the open grassland. Guest bedroom is positioned above the garage, again with a vaulted ceiling and ensuite shower room off.

There are two further double bedrooms, one of which has extensive built-in storage and a super refitted house bathroom with double-ended bath, rainforest shower, wash hand basin set in vanity unit and flow-flush wc.



#### Outside

The property is approached off a driveway through double electric wrought-iron gates to the gravelled driveway offering parking for several vehicles. There is a double garage with two electric up and over doors and rear pedestrian access. A pathway leads round the entire property and to the left of the house, the paved path leads to the rear garden with L-shaped paved patio, mature beds to the side, Laurel hedging to the rear and large lawn. A pathway leads out of the garden to the rear to the paddock area which is currently unfenced but could equally be fenced to provide a pony paddock or land for various animals. Currently access via a pedestrian access gate, this could easily be changed. The land is currently let on an Annual Grazing Licence to a local farmer.



#### Situation and Amenities

The property is positioned centrally off a private road in the delightful village of Roecliffe. A picture postcard village a short drive from the market town of Boroughbridge with its wide and varied amenities including independent boutiques, delicatessen's, bakeries, butchers, various eateries and public houses. There is also a primary school, secondary school and large supermarket. Boroughbridge is just off the A1 motorway making it perfect for commuters. The village of Roecliffe has a popular Public house with super restaurant and outstanding Primary school.



## The Appeal of our Home – The Owners Insight

Our greatest delight is to walk across our field down to the riverbank where we have seen deer, otters, herons and kingfishers, as well as some stunning sunsets from the back of the house.

## Services and other Information

All mains services are connected to the property. There are solar PV cells on the garage roof generating approx. £1,500 - £1,700 pa

## Local Authority and Council Tax Band

North Yorkshire County Council – Band G

## EPC

Rating C

## 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

///threaten.exhaled.ambitions

## Viewings

Strictly by appointment with GSC Grays - T: 01423 590500



