



Old Mill House, Horsefair, Boroughbridge, York YO51 9HP

Stephensons

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ESTD 1871

This fascinating former corn mill has origins believed to date back as far as the 13th century and in the 1940's was used as a convalescence home for RAF pilots during WW2. Today however, Old Mill House is a simply stunning 4 bedroom detached weirside property in the heart of Boroughbridge, set within idyllic gardens and grounds approaching .40 of an acre and featuring an impressive self-contained studio/annex and a fabulous outdoor entertaining space.

Harrogate Borough Council - Tax Band F

Viewings via Boroughbridge Office 01423 324324



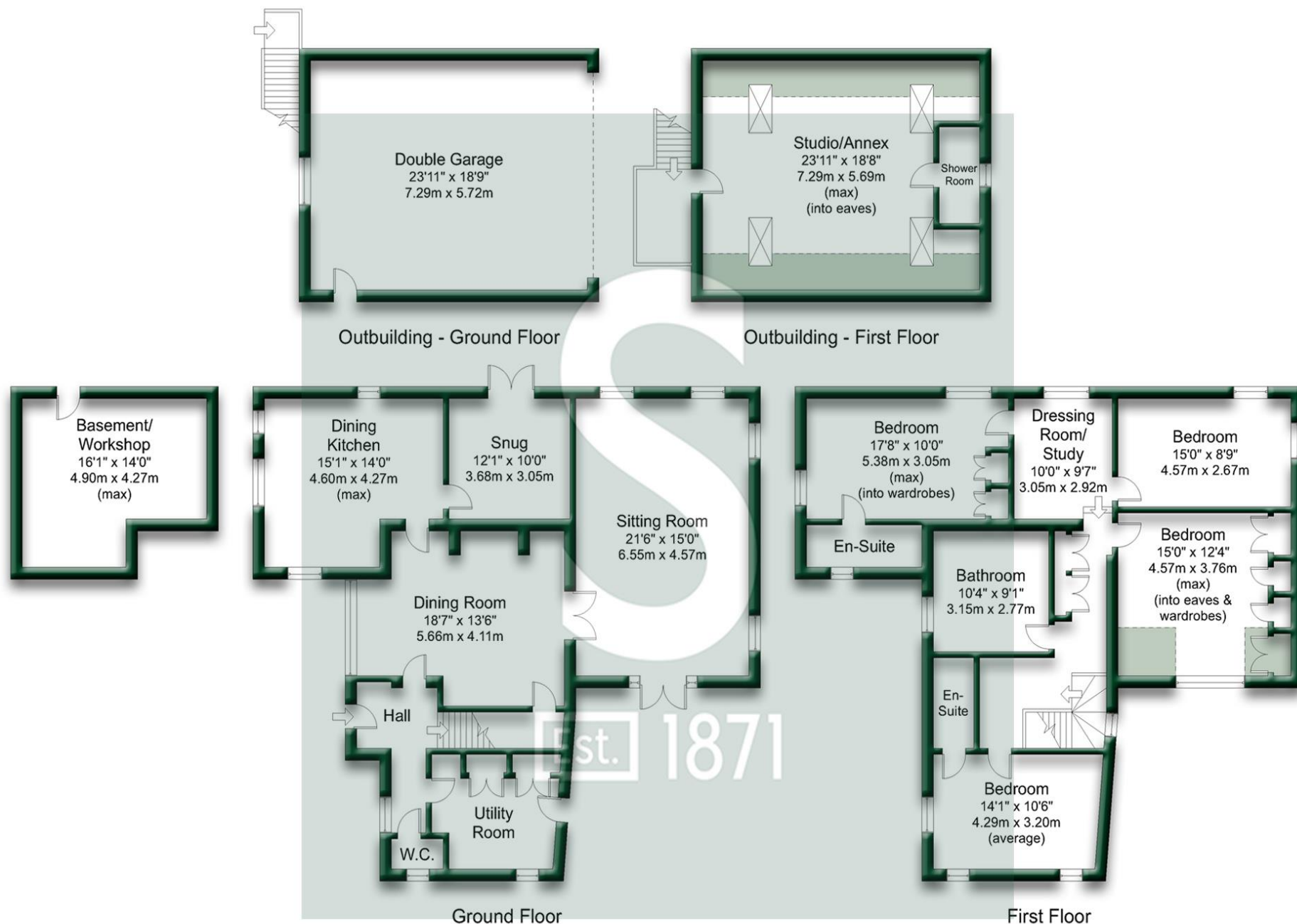
An entrance hall with cloakroom/wc leads off into a formal dining room with terracotta tiled flooring, feature fireplace and double doors and a step down into a spacious triple aspect sitting room with wood burning stove, garden views and double doors opening out into a splendid covered seating area. The stylish dining kitchen enjoys weirside views and features corian worktops with inset one and a quarter bowl sink unit and dining peninsular leading off, generous range of base and wall storage cupboards, range cooker space, integrated dishwasher and a door with a step up into a delightful snug with fixed seating, built-in storage and double doors opening out into the garden. The ground floor also features a spacious utility room with excellent storage, freestanding appliance space and further access out into the covered seating area. The first floor landing sensibly separates an en-suite guest double bedroom from the house bathroom and 3 further double bedrooms which includes a principal bedroom with built-in wardrobes, en-suite shower room and a versatile adjoining dressing room/home office. Other internal features of note include gas fired radiator central heating and a combination of both single and double glazing.







Externally, a gated driveway provides extensive parking and access into a larger than average detached double garage. Above the garage (accessed off a timber built staircase at the rear) is a superbly appointed and surprisingly spacious self-contained annex of approx. 446 sq ft (41.48 sq m) with 4 double glazed skylights, kitchenette, shower room/wc and slimline electric panel heating. It should be noted that the property also boasts a versatile basement/workshop which is only accessed from the garden. The glorious gardens and grounds of almost .40 of an acre enjoy idyllic views of the weir and River Tutt and provide an expansive lawn and meandering pathways up and along the banked terraced garden which also includes a number of secluded seating and stopping areas that all enjoy some wonderful elevated views. Along with the riverside views, another outstanding feature is the 300 sq ft (27.87 sq m) outdoor kitchen and dining area that includes preparation areas, pizza oven, barbecue and a stainless steel sink unit. Please also note that we have been informed by the Vendors that the garden has never been subject to flooding during their ownership since 2001.



Gross internal floor area including Studio/Annex & excluding Basement/Workshop, Eaves & Double Garage (approx.): 233.9 sq m (2,518 sq ft)
Please Note, The Highlighted Areas Are Below 1.5m in Height & Are Not Included In The Gross Internal Floor Area.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Services

We have been informed by the Vendor that all mains services are connected to the property.

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Knaresborough
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Boroughbridge
Easingwold
York Auction Centre

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