



Tutt House New Row Boroughbridge  
York, YO51 9AX  
£750,000

A DISTINCTIVE AND IMMACULATELY APPOINTED 4 BEDROOMED FAMILY HOME JUST STEPS AWAY FROM THE POPULAR HIGH STREET OF BOROUGHBIDGE. THIS HIGHLY INDIVIDUAL PROPERTY CONSTRUCTED JUST BEFORE THE TURN OF THE MILLENNIUM BOASTING IN EXCESS OF 2,500 SQ FEET APPROX. COMPLIMENTED BY EXCEPTIONAL OUTDOOR ENTERTAINING SPACES AND GLORIOUS LANDSCAPED GARDENS WITH A TREE LINED BACKDROP AND RIVER TUTT BEYOND, IT MUST BE VIEWED TO TAKE EVERYTHING IN!!

Mileages: Ripon - 7.5 miles, Harrogate - 10.5 miles, Easingwold - 12 miles, York - 18 miles, (Distances Approximate).

With Double Glazing and Gas Fired Central Heating

Reception Hall, Sitting Room, Dining Room, Fitted Kitchen Breakfast Living Room, Utility and Cloakroom/WC

First Floor Landing, Principal Suite with Separate Dressing Room and Luxury 4 Piece Ensuite, Three Further Double Bedrooms, Family Bathroom.

Occasional Bedroom/Hobby Room to the attic.

Front and Rear Gardens, Double Garage, Car Port, Gazebo, Outdoor Kitchen, Home Bar.

From an out built porch a timber door with glazed insets opens into a spacious T-shaped RECEPTION HALL with windows to either side and a turned staircase rising to the first floor. A useful under the stairs cupboard offers practical storage, while a stylish CLOAKROOM/WC features a tiled splash back, wall-hung basin, low suite WC, and cupboard housing the vented hot water cylinder.

A timber panelled door opens into the elegant, dual-aspect SITTING ROOM a bright, front-to-back room featuring a fitted contemporary gas fireplace and double French doors which lead effortlessly out to the tiered garden and stone terrace beyond. Modern tiled flooring runs throughout, providing a sleek contrast to the warmth of the timber finishes.

Twin glazed timber doors open through to a FORMAL DINING ROOM ideal for entertaining or family gatherings with its own French doors leading onto the rear terrace, flooding the space with natural light and affording delightful views of the garden.

A further door leads to the heart of the home a KITCHEN/ BREAKFAST/ LIVING ROOM, appointed with an extensive range of wall and base cabinetry, some part glazed, topped with striking granite work surfaces and matching upstands. A freestanding Kenwood range cooker with five-ring gas hob and double oven sits beneath a stainless steel splashback and canopy extractor, while an eye catching central island offers further storage, power, and a breakfast bar for casual dining. French doors open out to the main garden terrace boasting a sturdy timber framed gazebo perfect for al fresco living.

Adjoining the kitchen is a generous UTILITY ROOM, fitted with matching units and work surfaces, a stainless steel sink and side drainer, and space for a washing machine and American-style fridge freezer. There's a useful walk-in shelved pantry and a timber side door offering access to the side garden.

The turned staircase rises past a full-height window to a bright FIRST FLOOR LANDING and doors leading off.

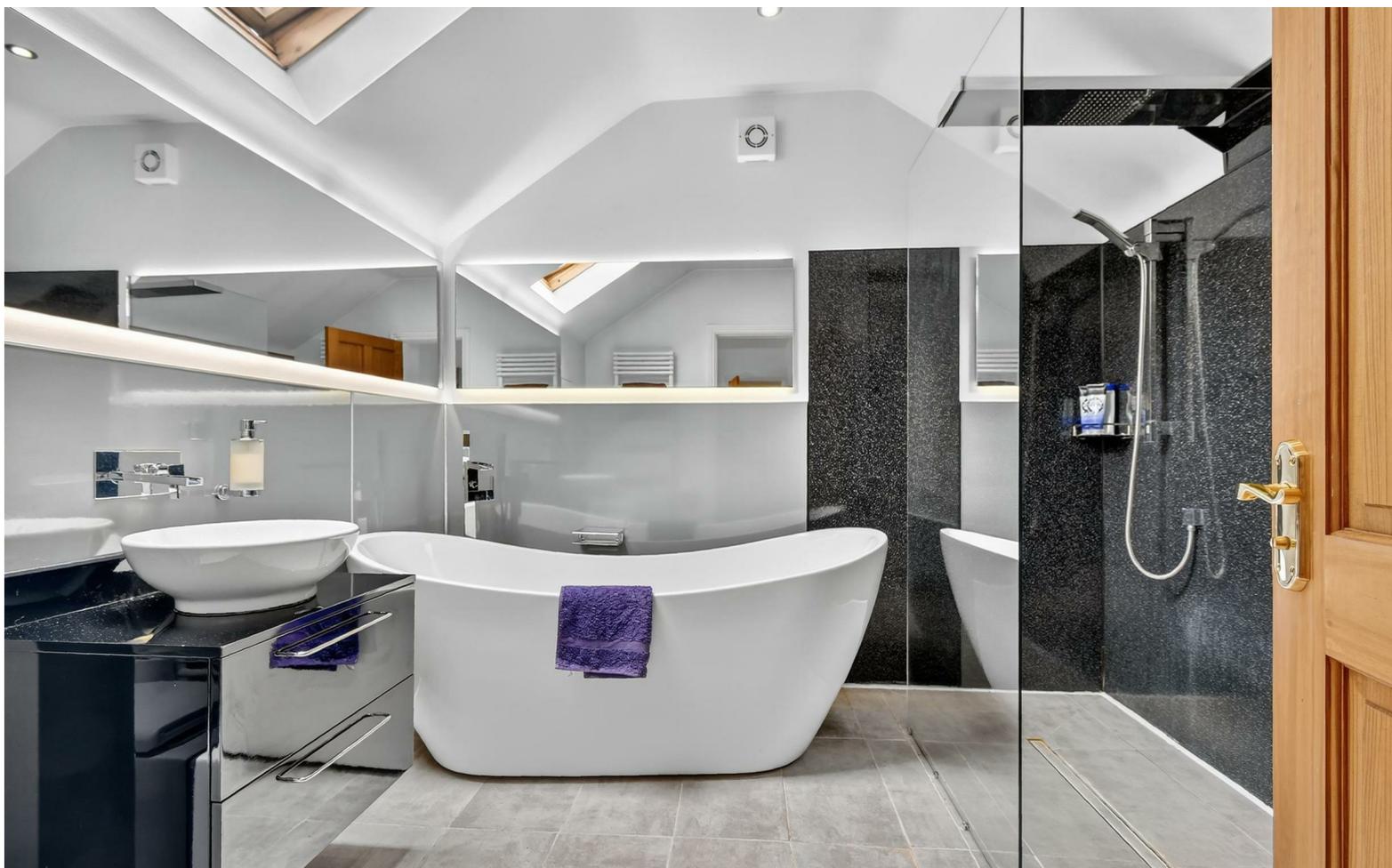
The PRINCIPAL SUITE enjoys elevated views across the gardens and boasts a walk-in dressing room and a LUXURIOUS FOUR PIECE EN SUITE BATHROOM with freestanding bath, floor standing waterfall tap, vanity basin set into granite topped vanity unit, low suite WC, and a large walk-in shower with both rain head and handheld fittings. Stylish granite effect aqua panels line the walls, and there is useful eaves storage.

There are THREE FURTHER WELL-PROPORTIONED DOUBLE BEDROOMS, two with fine views over the mature rear garden, one with fitted shelving.

FAMILY BATHROOM with a shaped bath and thermostatic shower over, WC, vertical towel radiator, and wall-hung wash basin.

A hatch and drop-down ladder provides access to a full width attic room extending to over 31ft, ideal for use as an occasional bedroom, hobby room, or additional guest suite. With eaves storage, Velux skylights fitted with blackout blinds, and the space and potential to incorporate an en suite, it offers excellent versatility to further develop.





**OUTSIDE** - Adjoining New Row a lengthy gravelled driveway behind secure timber gates leads to an impress timber framed oak carport adjacent to a detached **DOUBLE GARAGE** (17'10 X 17'7) with up-and-over door, roof storage, water, and power. A separate **STUDIO/WORK-FROM-HOME OFFICE** with its own power supply and views over the front courtyard offers yet more flexible living space.

Gated paths lead down either side of the property, with the rear garden a genuine showstopper.

A wide terrace leads to an oak framed gazebo with lighting and a central fire pit, glazed windscreen and surrounding seating — an ideal focal point for outdoor entertaining.

Beyond lies a second terrace with a chimney style BBQ and food prep area, all set against the backdrop of winding gravel paths, mature borders, and a beautiful shaped lawn framed by conifers and a magnificent willow tree offering privacy and charm in equal measure.

Nestled into a further corner of the garden is a fabulous stone flagged outdoor kitchen with pizza oven, prep area, and covered seating zone, all benefiting from power and lighting. A further separate terrace to the rear provides a contemporary timber garden room currently set up as a home bar, but equally suited to use as a gym, studio or further home office.

To the very rear of the garden, timber steps lead down to a tranquil water retreat and a fitting finale to what is undoubtedly one of the most captivating private gardens on the market today.

**LOCATION** - Boroughbridge lies approximately 18 miles from York, 10.5 miles from Harrogate and 7.5 miles from Ripon, as well as the Yorkshire Dales and North Yorkshire Moors national parks. The town boasts amenities including a range of independent high street shops, restaurants, pubs, leisure facilities, primary and secondary schools, with excellent connections to the A1(M) and A19 motorways and its proximity to the major mainline rail connections at York and Thirsk, make travel to and from the town easy and simple.

**POSTCODE** - YO51 9AX

**TENURE** - Freehold.

**COUNCIL TAX BAND** - F.

**SERVICES** - Mains water, electricity and drainage, with gas fired central heating.

**DIRECTIONS** - From the centre of Boroughbridge, proceed from the High Street onto New Row proceed for a short distance whereupon Tutt House is positioned on the right hand side identified by the Churchills For Sale sign.

**VIEWING** - Strictly by prior appointment through the sole agents, Churchills 01423 326889 - Email - [easingwold@churchillsyork.com](mailto:easingwold@churchillsyork.com).

**AGENTS NOTE** - To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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