

19 Waterside
Langthorpe, Boroughbridge, York, YO51 9GE
Guide price £295,000

CRAVEN-HOLMES
ESTATE AGENTS

Grade II Listed Town House within level walking distance of Boroughbridge town.
Three Bedrooms Master with en-suite
Large Sitting Room with panoramic views
Arranged over Four Floors
River Views over the Marina
Enclosed Forecourt Garden to the front
NO ONWARD CHAIN.







Description

This property presents a distinctive and unconventional opportunity, featuring three bedrooms within a Grade II Listed building situated alongside the river. The residence encompasses approximately 1,206 square feet of living space distributed across four uniquely designed levels. The uppermost floor is characterised by a striking cone-shaped bedroom, which provides impressive views of the surrounding rooftops and the river.

Property Overview: This residence is part of a collection of converted Grade II Listed structures originally constructed in 1853 for the Warwick Anchor Brewery. In 1926, the site was acquired by Alfred Mustill and his brother, who established a soft drinks company renowned for its production of ginger beer, dandelion and burdock, and iced lemonade, which were distributed throughout the British Empire.

Interior Details: The interior features five flights of stairs, beginning with a reception hall that leads to the kitchen. The kitchen is equipped with base and wall storage cabinets, as well as integrated appliances, including a gas hob, electric oven, refrigerator, and dishwasher.

Ascending one level reveals one double bedroom, a smaller single bedroom, and a bathroom that includes a shower over the bath. An additional staircase leads to a spacious sitting room, which offers glimpses of the river, alongside a small study area.

The top floor encompasses a beautifully designed circular main bedroom, complete with a high vaulted ceiling, an en-suite shower room, and spectacular views of both the rooftops and the river.

From the kitchen, another staircase provides access to the basement, which includes a utility room and a versatile storage room. There is also access to an additional storage space, although the ceiling height in this area is limited to 4 feet 4 inches.

The property is serviced by a gas-fired central heating system connected to the radiators.

Exterior Features: Externally, the property offers a designated parking space located directly in front. There is gated access to a southwest-facing paved courtyard, an integral storage garage, and steps that lead to the main entrance.

Supplementary Information:
- Tenure: Freehold
- Estate Management Fee: £125 per annum
- Services: Mains gas, electricity, water, and sewerage are connected
- Broadband Coverage: Download speeds of up to 76 Mbps (please verify with providers as speeds may vary)
- Council Tax Band: E - North Yorkshire Council
- Current Planning Permissions: No valid current planning permissions are in effect.

Agent's Note: This property was previously utilised as a holiday let and enjoyed significant popularity in that capacity.

Location

The village of Langthorpe is within one mile of the centre of this historic former market town of Boroughbridge and the A1 motorway. Immediate local amenities in Langthorpe include two public houses, village hall, parish church and bus service that connects to Ripon, Boroughbridge and York. Primary schooling is on offer at the nearby village of Kirby Hill with Boroughbridge providing schooling at both primary and secondary levels. The town of Boroughbridge offers a vibrant high street of independent traders, a large supermarket on the southern outskirts of the town, a number of high street banks and a choice of bars and restaurants.





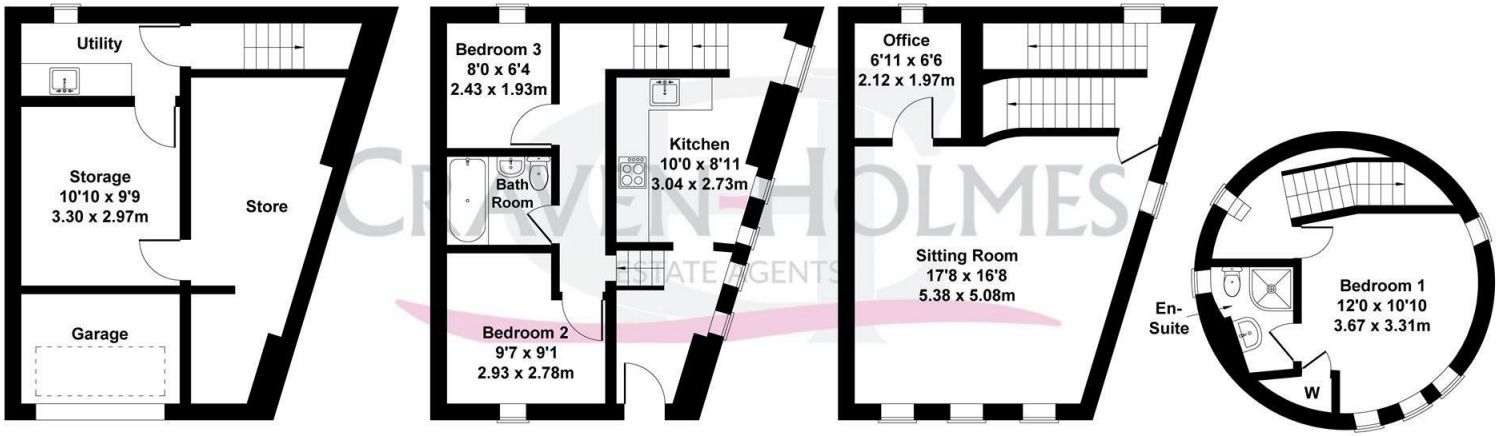





HOUSE

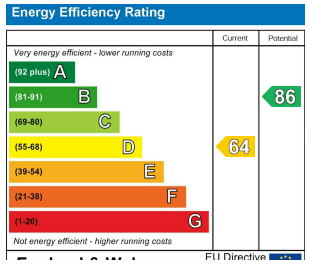
Waterside, Langthorpe, Boroughbridge

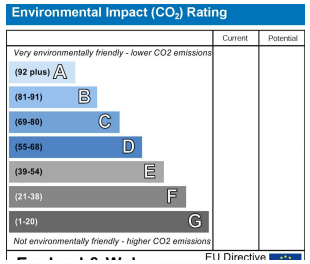
Approximate Gross Internal Area
1432 sq ft - 133 sq m



BASEMENT | GROUND FLOOR | FIRST FLOOR | SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026
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