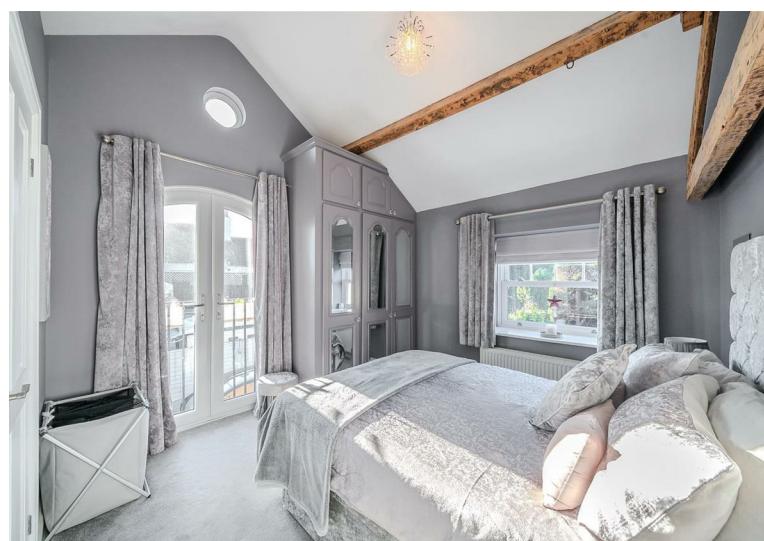




The Barn
Langthorpe, Boroughbridge, York, North Yorkshire YO51 9BZ
Guide price £435,000

CRAVEN-HOLMES
ESTATE AGENTS

STUNNING BARN SITUATED IN THE SOUGHT AFTER VILLAGE OF LANGTHROPE
WITH FOUR BEDROOMS, MASTER WITH ENSUITE AND GROUND FLOOR BEDROOM WITH SHOWER / UTILITY ROOM MASTER BATHROOM
PROVIDING VERSATILE LIVING
SITTING ROOM WITH BEAMS AND WOOD BURNING STOVE ALONG WITH DOORS LEADING ONTO THE ENCLOSED GARDEN
GARDEN WITH STORAGE SHED PERGOLA BAR AND DECKED AREA
PARKING FOR TWO VEHICLES VIEWING ESSENTIAL.



Description

Nestled in the enchanting village of Langthorpe, within the historic and picturesque town of Boroughbridge, this charming residence offers an ideal fusion of comfort and contemporary living. With four generously sized bedrooms, this home is perfectly suited for families or anyone in need of additional space for guests or a dedicated home office.

Step inside to discover a beautifully appointed sitting room, where a cosy wood-burning stove and exposed beams create an inviting atmosphere, perfect for unwinding or entertaining loved ones. The dining kitchen is well equipped overlooking the delightful gardens.

The property boasts a Master bedroom with an ensuite and a Juliet balcony and bedroom four is on the ground floor, along with a shower room and a house bathroom, ensuring convenience for all residents; morning routines become seamless, and hosting guests is a pleasure.

The enclosed garden consists of a pergola bar, an eating area, perfect for those Alfresco days, along with established borders and decked areas.

Langthorpe is renowned for its stunning natural surroundings and warm, welcoming community, making it an exceptional choice for those yearning for a tranquil lifestyle without sacrificing access to the vibrant amenities of Boroughbridge and the bustling city of York.

This property represents a remarkable opportunity to establish a cherished home in a sought-after location, harmoniously blending the serenity of village life with easy proximity to local shops, esteemed schools, and convenient transport links. Whether you're looking to settle down and create a family haven or seeking a promising investment, this delightful house is certain to captivate and impress.

Location

Located in Langthorpe, just a little way north of Boroughbridge not far from some lovely walks along the banks of the River Ure. The Fox and Hounds and the BlueBell Inn at Kirby Hill are not far away while Boroughbridge High School and Boroughbridge Primary schools— are within easy reach. Independent schools nearby include St Peter's in York, Ashville and Harrogate Ladies College, as well as Queen Ethelburga's at Thorpe Underwood. The proximity of the A1 (M) and links to the M62 to Hull, Leeds and Manchester and the A19 to the north-east makes commuting by road relatively simple, while

the East Coast mainline runs through York station, with London now just two and half hours away by rail. Leeds Bradford International Airport also offers links to Ireland and destinations in Europe while connecting flights bring Heathrow to within an hour's travelling time by air.

Recreational opportunities include easy access to both the Yorkshire Dales and the North York Moors National Park, the market towns of Knaresborough, Wetherby, Bedale and Masham, affluent Harrogate and historic Ripon – home to a splendid cathedral and close to the World Heritage Site at Fountains Abbey and Studley Royal.

Directions

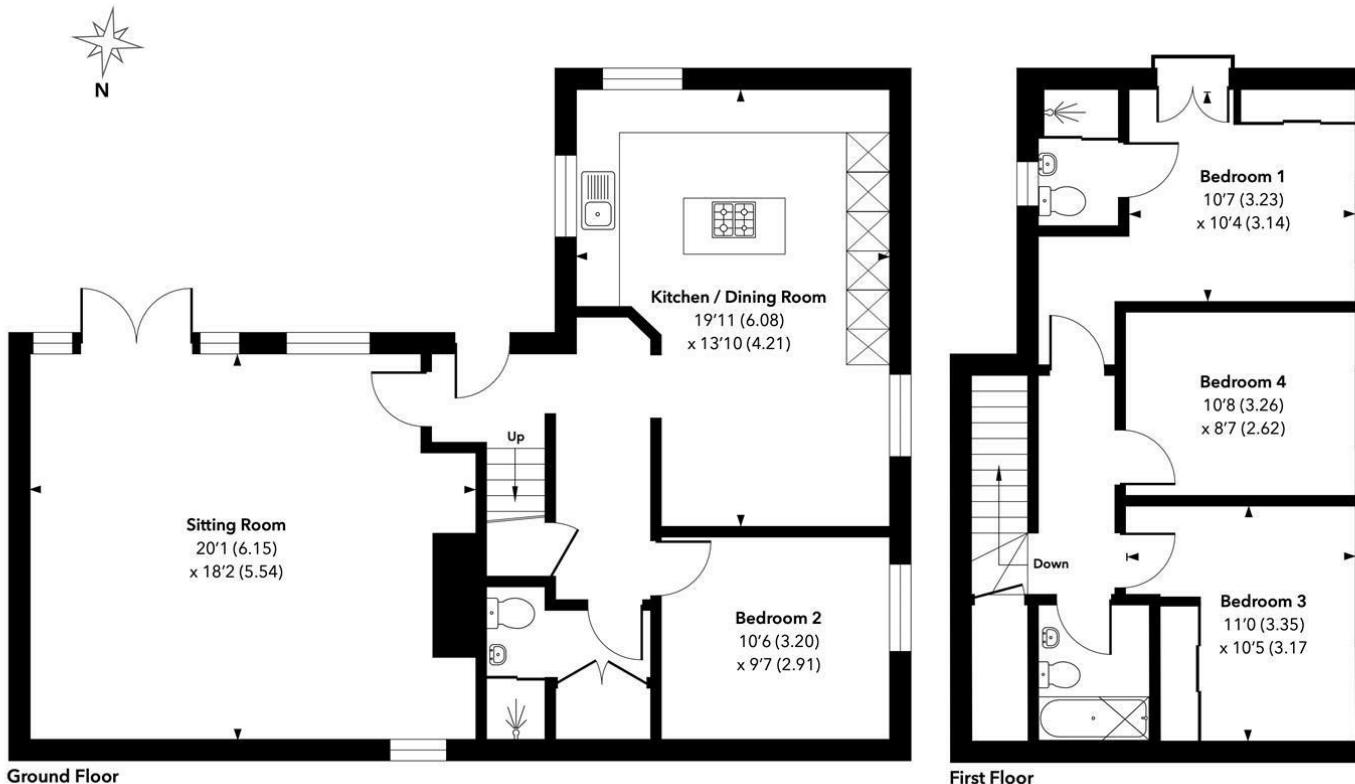
Proceeding out of Boroughbridge over the River Ure, take the second turning left which is signposted Langthorpe and Skelton. Continue through the village and the property can be found down a private lane on the right hand side.





The Barn, Langthorpe, YO51 9BZ

Approximate Area: 1313 sq ft / 122.0 sq m



For illustrative purposes only. Not to scale. © Intelligent Property Marketing 2025
Pursuant to RICS Property Measurement 2nd Edition

| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| EPC Directive | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| EPC Directive | | | |

Craven-Holmes Estate Agents. 32 High Street, Boroughbridge, York, North Yorkshire, YO51 9AW

t: 01423 329010 **e:** lettings@craven-holmes.co.uk | sales@craven-holmes.co.uk

www.craven-holmes.co.uk