



CORNHOUSE COTTAGE  
Aldborough, Boroughbridge



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# CORNHOUSE COTTAGE FRONT STREET

York, YO51 9ES

A most deceptive and well maintained Chalet Style detached home positioned centrally in the sought after village of Aldborough with gardens and extensive outbuildings including garages, office and guest annexe.

## ACCOMMODATION

Deceptive detached chalet style home  
Beautifully presented throughout  
Currently offering 2/3 bedrooms  
Double garage and 2 single garages  
Office/Workshop  
Guest annexe with ensuite  
Gardens front and rear  
Central village location



**GSC GRAYS**

PROPERTY • ESTATES • LAND

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## Corn House Cottage

Corn House Cottage is a most deceptive village home currently offering 2/3 bedrooms and 2 bathrooms. Chalet style, the home has been beautifully maintained by the current owners and has scope to be reconfigured. With a surprising number of outbuildings including an annexe with en-suite for occasional guest use, four garages, office and workshop. The property is perfect for downsizers requiring additional space for hobbies but equally those wanting to secure a property in this sought-after village. The residential accommodation totals around 1,600 sqft and the outbuildings, garage and annexe total 1,202sqft.

The accommodation briefly comprises:-

To the ground floor,,: Hallway leading to snug, bay-fronted dining room/bedroom 3, lounge with treble aspect, breakfast kitchen with handmade timber units, large utility room with storage and cloakroom/w.c.

To the first floor: Landing leading to the principal bedroom with built-in storage and ensuite shower room, bedroom 2 with built-in storage, house bathroom and large airing cupboard.





### Outside

The rear of the property is approached via a driveway which leads through a timber 5 bar gate. This leads to the off-street parking area, lawned garden and patio. There is an extensive range of outbuildings which includes an occasional guest bedroom and ensuite, double garage, two single garages, workshop, office and storage area. These spaces are perfect for those with hobbies requiring an expansive space.

### Situation and Amenities

The property is positioned on an elevated position in the sought after village of Aldborough. A historical village with Roman origins with large village green at the centre and maypole. Aldborough has a popular public house, church, village hall and tennis club and is a short distance from the wide and varied amenities in Boroughbridge. Local schools can be found in the nearby village of Marton cum Grafton and in Boroughbridge. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.



## Agents note

There is a right of access over the rear area to the field beyond. The vendors have advised that this is infrequently used.

## Local Authority and Council Tax Band

North Yorkshire Council Band F

## EPC

Band D

## What3Words

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## Services and other Information

The property has mains gas, electricity, water and drainage

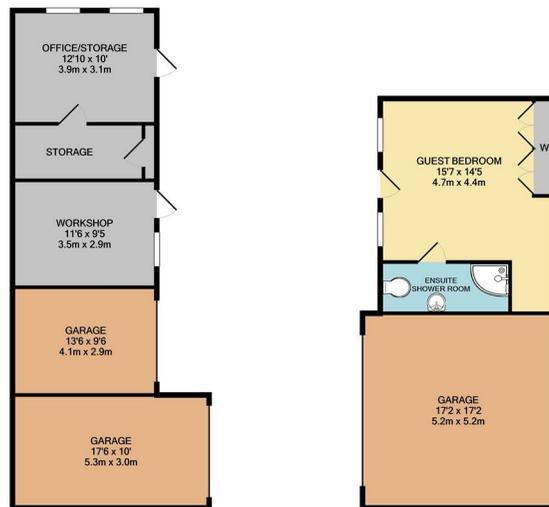
## Viewings

Strictly by appointment with GSC Grays 01423 590500

## Disclaimer notice

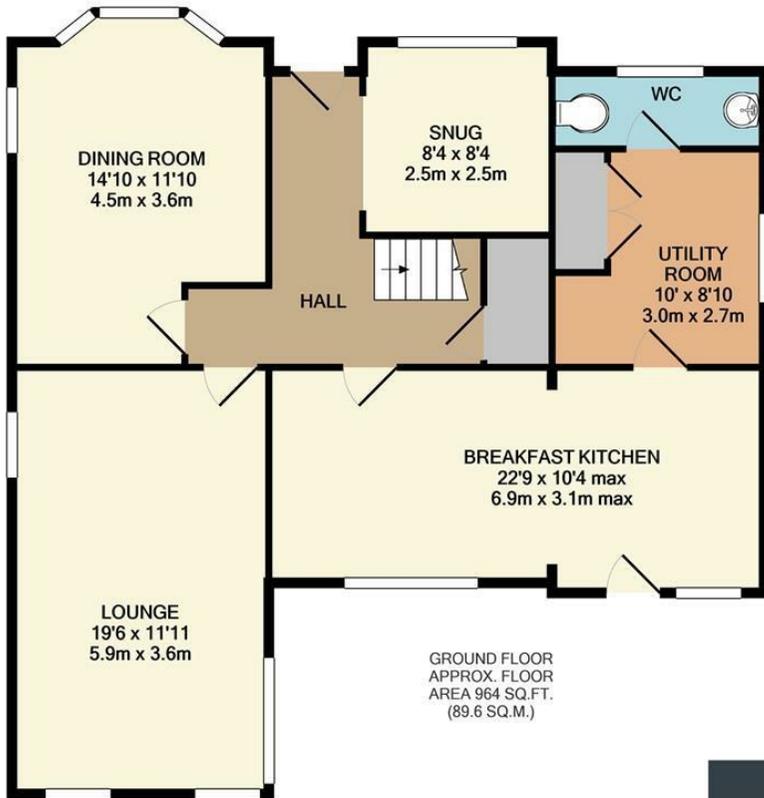
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1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

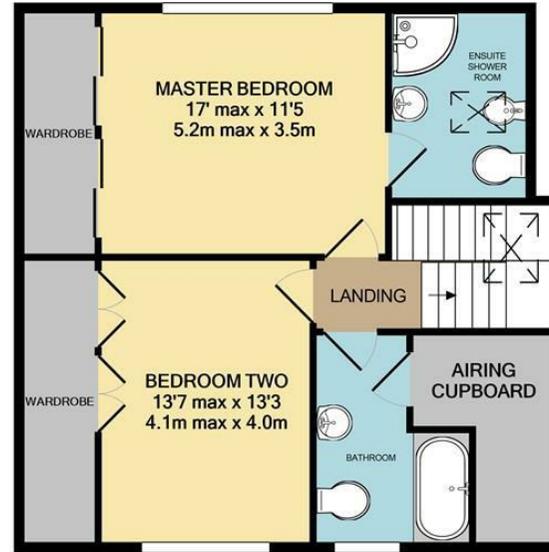


TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.2 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



GROUND FLOOR  
APPROX. FLOOR  
AREA 964 SQ.FT.  
(89.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 602 SQ.FT.  
(55.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1566 SQ.FT. (145.5 SQ.M.)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</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	

