

Meadow View Cottage
Heaton Park, Aldborough



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& Parker

Land and property. Since 1885.

A beautifully converted barn offering character, space and countryside living within an exclusive private development of just nine properties.

Nestled within a peaceful rural setting, Meadow View Cottage is an attractive three-bedroom barn conversion surrounded by open countryside. The property offers a wonderful blend of traditional character and modern living.

At the centre of the property is a spacious open-plan living, dining and kitchen area. Designed for modern living, this generous space provides an inviting environment for relaxing, family life and entertaining, with the different areas flowing naturally together. The kitchen is fitted with wall and base units, granite work tops, Miele integral appliances, Quooker hot tap, and a water softener system. Off the kitchen is a pantry cupboard fitted with shelving and cupboards, a utility room and WC.

The living dining area has ample room for a large dining table as well as settees and occasional chairs, with French windows opening out onto the stone flagged terrace which is ideal for alfresco dining.

To the first floor a particularly appealing feature of the home is the exposed timber roof trusses, which beautifully showcase the property's barn-conversion heritage adding warmth and character.

The principal bedroom has fitted wardrobes and an en-suite shower; there are two further double bedrooms, one with fitted wardrobes whilst the third bedroom is currently used as study and is fitted with a desk and cupboards. There is also a house bathroom.



Meadow View Cottage enjoys its own private garden with a spacious paved terrace creating an ideal outdoor entertaining space as well as providing a tranquil outdoor space from which to appreciate the surrounding countryside.

The property is approached via a private sweeping drive through the 60-acre Heaton Park Estate, providing direct access to the oak timber car port, combining practical covered parking with a sympathetic design that complements the traditional character of the barn conversion; there is also space to park a further two to three cars and a single garage.

Location

The property is situated on outskirts of the village of Alborough which is positioned on the Southern edge of the thriving market town of Boroughbridge which has a huge variety of amenities including independent eateries, boutiques, gift shops, butchers and bakers. There is a large doctor's surgery and dental practice and the town is a short drive away from Harrogate, Ripon and York. There are many good State and Independent Schools in the area including the local Boroughbridge High School, Ripon Grammar, Outwood Academy, Cundall Manor and Queen Ethelburga's. There are local primary schools in Boroughbridge, Kirby Hill and Roecliffe. Aldborough has easy access to the A1M at Boroughbridge. Mainline railway connections are available from nearby Harrogate, York and Thirsk to London and Edinburgh.

Postcode region: YO51

Agents Notes

One or more of the sellers involved in the sale of this property is an employee of (or a relative of an employee of, or an associate of) Strutt & Parker

General

Local Authority: North Yorkshire Council
Services: Mains electricity, water and drainage
Council Tax: Band E
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,262 sq. ft (117.25 sq. m)

Open plan living dining kitchen

3 double bedrooms | 2 bathrooms

Oak timber car port | Garage

Outside store

Garden | Semi-rural

Guide price £475,000



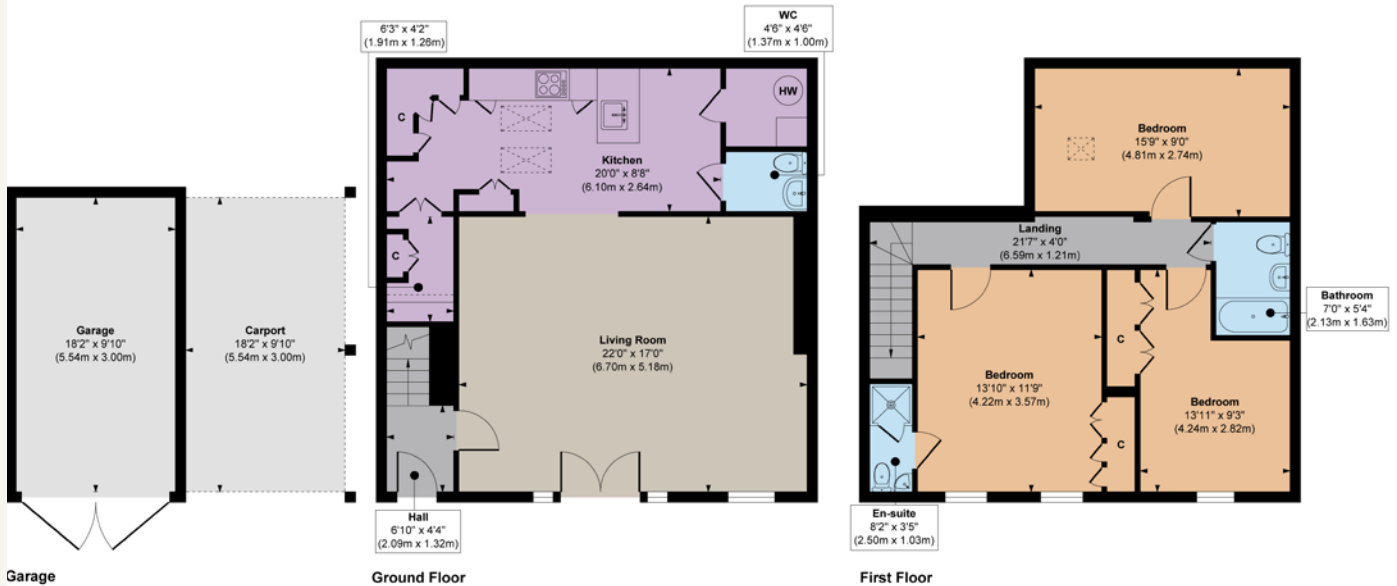
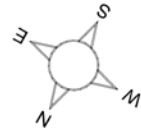
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Approx. Gross Internal Floor Area

Main House = 1262 sq. ft / 117.25 sq. m

Garage = 178 sq. ft / 16.62 sq. m

Total = 1440 sq. ft / 133.87 sq. m
(Excluding Carport)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position and size of doors, windows, appliances and other features are approximate only

Strutt & Parker Harrogate

9 Westgate House, Albert Street, Harrogate HG1 1JX

01423 561274 | harrogate@struttandparker.com



@struttandparker struttandparker.com

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