



## THE COTTAGE

Aldborough, Near Boroughbridge

Carter Jonas



## THE COTTAGE, BACK STREET, ALDBOROUGH, YO51 9EX

Boroughbridge - 1.5 miles  
Harrogate - 11 miles  
A1(M) - 2 miles  
York - 18 miles  
Leeds - 27 miles

A rare and exciting opportunity to buy a well presented, extended two bedroomed semi-detached cottage, with origins dating back to 1790 and enjoying an enviable, elevated position on a residential back lane within this highly sought after village where properties rarely come to the open market and briefly comprises: entrance hall with useful boot room area leading to a modern and extended breakfast kitchen with integrated appliances and benefitting from dual aspect as well as large skylight windows which flood the room with natural light. An inner hallway with two storage cupboards, one making a great study area, this leads into a charming dual aspect sitting room with wood burner and exposed beams and the ground floor accommodation is completed by a recently fitted contemporary bathroom.

The first floor landing enjoys elevated rooftop views across the village with rural glimpses and leads off into two bedrooms, the largest of which benefitting from built-in wardrobes.

Externally parking is "on street" and the delightful enclosed walled garden for the cottage provides a beautiful and tranquil low maintenance space enjoying plenty of sunshine during the summer months.

The Cottage occupies a lovely position in the heart of this sought after village, close to the historic village green with its maypole. Aldborough is an ancient monument and in Roman times was the civic capital of northern Britain. Now it is a peaceful, picturesque village with a thriving community spirit, with a beautiful church where the

**A CHARACTERFUL AND DECEPTIVELY SPACIOUS PERIOD COTTAGE WITH TWO BEDROOMS IN THE HEART OF THIS HIGHLY SOUGHT AFTER ESTATE VILLAGE LOCATION OF ALDBOROUGH NEAR BOROUGHBRIDGE, WITH NO ONWARD CHAIN.**





Northern Aldborough Music Festival is held every year. It is well placed for easy access to a good range of facilities in Boroughbridge, about a mile to the north west. More extensive facilities are available in the surrounding cities and towns of Ripon, York and Harrogate. In addition, access to the A1(M) is nearby and provides connections to the national motorway network. Extensive bus services link Aldborough to neighbouring towns and villages.

The Cottage is available with no onward chain.

## ADDITIONAL INFORMATION

**Tenure:** We are advised that the property is Freehold and vacant possession will be given on legal completion.

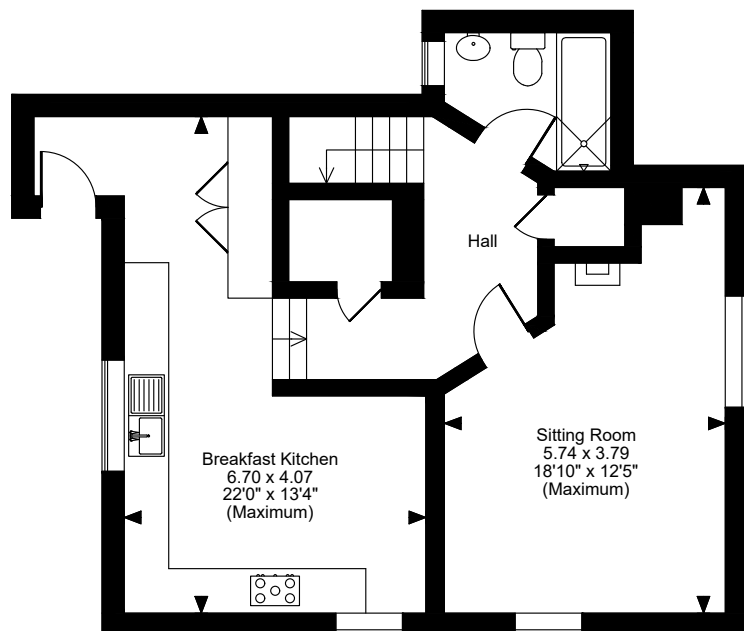
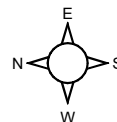
**Services:** Gas fired radiator central heating and double glazed windows..

**Viewing:** By appointment through the selling agents – Carter Jonas – 01423 523423.

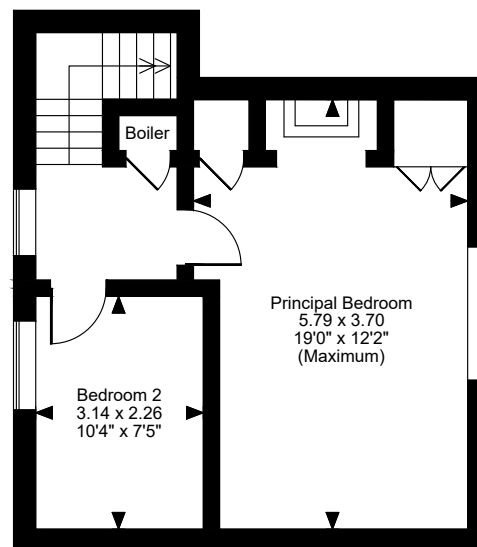
**Directions - YO51 9EX:** Proceed out of Boroughbridge on York Road, turn left sign posted Aldborough and continue onto Front Street, taking the first left turn proceeding past the village green and onto Back Street, head up Back Street whereupon The Cottage is positioned on the left hand side at the top of the road before it turns right and is identified by the selling agents 'For Sale' board.



**The Cottage, Back Street, Aldborough**  
Approximate Gross Internal Area  
975 Sq Ft/91 Sq M



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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