



Witsend  
Borrowby  
YO7 4QP  
Price Guide No  
Onward Chain

 **Luke Miller & Associates**  
ESTATE AGENTS LETTINGS AGENTS FINANCE

**Exceptionally Spacious Family Home in Sought-After Borrowby Village. This spacious and versatile family home offers superb living space, excellent gardens, and beautiful open views — a rare opportunity not to be missed.**



## **The Property**

Set in the very popular village of Borrowby, this exceptionally spacious family home offering flexible accommodation, large bedrooms, very pleasant gardens, ample off-road parking, and a garage, viewings are highly recommended.

Upon entry, the large reception hall leads to the living room, kitchen, cloakroom, and the staircase to the first-floor accommodation. The living room benefits from excellent natural light thanks to a large window to the front elevation and, being open plan with the dining room, creates a versatile space perfect for family life and entertaining.

The fitted kitchen offers an excellent storage solution with a wide range of base and wall units, generous countertop space, and a host of integrated appliances. Completing the ground floor is a cleverly designed cloakroom.

On the first floor, the landing provides access to all four bedrooms. Each bedroom is well-proportioned, with the principal bedroom enjoying the advantage of an en-suite shower room. The house bathroom currently features a step-in shower cubicle, WC, and a wash hand basin set on a vanity unit with storage. (Originally, there was a bath installed, which could easily be reinstated if desired.) We are also informed that the loft area provides very useful additional storage.

Externally, the property boasts real kerb appeal, with a mature front garden featuring a variety of herbaceous beds and flowering borders. A driveway leads to the garage ( 6.15m x 3m ) and also offers sheltered parking. To the rear, the lawned garden provides a very pleasant space to enjoy, with the previous owners thoughtfully landscaping the grounds to offer a year-round display of plants, shrubs, and flowers. With several specimen small trees and open fields beyond the rear boundary, this home is perfect for families or keen gardeners alike.

The property is Freehold

Council: North Yorkshire

Tax Band: E

EPC: D

EPC Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2633-6270-2607-5485>

## **The village of Borrowby**

This picturesque village offers the perfect combination of rural charm and outstanding connectivity, making it an attractive option for both families and professionals. Borrowby is conveniently located just 5 miles from the thriving market towns of Thirsk and Northallerton, where a wide range of amenities and transport links can be found. Thirsk railway station provides direct services to York, Leeds, Manchester, and London Kings Cross (under 2½ hours), while Durham Tees Valley Airport (25 miles) and Leeds Bradford Airport (45 miles) ensure easy access to domestic and international destinations.

For commuters, the village enjoys excellent road links via the A19, connecting to the A1 and the national motorway network. Teesside is approximately 20 miles away, with Harrogate (30 miles) and York (30 miles) both within a comfortable drive. The stunning North York Moors National Park is just a short distance away, offering endless opportunities for outdoor pursuits, while the beautiful North Yorkshire coast, including destinations like Whitby and Saltburn, is less than an hour's drive.

The village itself is home to a highly regarded primary school rated outstanding and a vibrant local pub that serves as the heart of the community. With its scenic surroundings, excellent amenities, and superb transport links, Borrowby provides an ideal setting for those seeking a tranquil yet well-connected place to live. There is also a very well maintained village hall with lots of classes and functions and activities to hire. The Rural Activities Park has all sports available, from play park to cricket, tennis and football. There is also a recently built large building for scouts, bowls and also to hire. It is also the home of Borrowby Show.

## **Disclaimer**

We strive to ensure that our sales particulars are accurate and reliable. However, they do not constitute an offer or form part of any contract, and should not be relied upon as statements of representation or fact. Services, systems, and appliances mentioned in this specification have not been tested by us, and no guarantee is given regarding their operational ability or efficiency. All measurements are provided as a general guide for prospective buyers and are not exact. Please note that some particulars may still require vendor approval, and images may have been enhanced. For clarification or further information on any details, please contact us—especially if you are traveling a significant distance to view the property. Fixtures and fittings not explicitly mentioned are subject to agreement with the seller.

The copyright and all other intellectual property rights on this site, including marketing materials, trademarks, service marks, trade names, text, graphics, code, files, and links, are owned by Luke Miller & Associates. All rights are reserved.





