

OLD COURT HOUSE BACK STREET

Aldborough, Boroughbridge, YO51 9EX

GSC GRAYS

PROPERTY • ESTATES • LAND

OLD COURT HOUSE BACK

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This Grade II listed home, which dates from to the 17th Century, currently offers four bedrooms but is flexible in its layout and has gardens and garage.

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Old Court House

The Old Court House is unique property with amazing history dating back to the 17th Century. The historic England plaque outside states 'The Old Court House of the Ancient Borough of Aldborough and Boroughbridge at which the Members of Parliament were elected until 1832.'

The property is located on the edge of the green in the centre of the Roman Village of Aldborough and offers diverse accommodation and has superb leisure facilities which is not evident from the exterior.

The house which is Tardis-like in its appearance has been upgraded by the current owners to offer fantastic 5-bedroom living space which seamlessly blends the old with the new. The replacement kitchen is delightful, and the updated bathrooms would not look out of place in a high-end spa hotel. The owners have also carried out other works such as replacing the roof on the pool and landscaping in the garden.

The property would suit a range of purchasers from families to those wanting to work from home or alternatively have an income stream from the annexe as an Air BNB with the use of amazing leisure facilities.
The indoor pool is tremendous and the internal recreational space measures over 14 m x 6.4m. The adjacent Gym is multipurpose and could equally be repurposed to an entertaining area alongside the sauna.

Outside

There is an attached double garage which could be converted to additional living accommodation subject to planning. There is a courtyard garden adjacent to the sunroom and accessed via a gravelled pathway and steps is a further garden space. This is mainly laid to lawn with mature borders and is a delightful sun trap.

Situation and Amenities

The Old Court House is situated in the sought-after village of Aldborough; a historical village with Roman origins, with a large village green at its centre, a maypole and a vibrant community. As well as an English Heritage site, Aldborough has a popular public house, a beautiful Grade I listed church, a well-appointed village hall and tennis club, and is a short distance from individual shops and varied amenities in Boroughbridge. Local schools can be found in Boroughbridge and the nearby village of Marton cum Grafton. Easily accessible to the A1 and the motorway network beyond, the property is perfect for those needing to commute.

The Appeal of our Home - The Owners Insight

Services and Other Information

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Local Authority and Council Tax Band

North Yorkshire County Council

Council Tax Band H

Fixtures and Fittings

Unless specifically mentioned within these sale particulars, only fitted carpets are included in the sale. All objects of statuary, chattels, furniture, furnishings, wall hangings, display cases, light fittings and garden ornaments are specifically excluded from the sale although some items may be available by separate negotiation.

Rights of Way, Wayleaves and Easements

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

What3Words

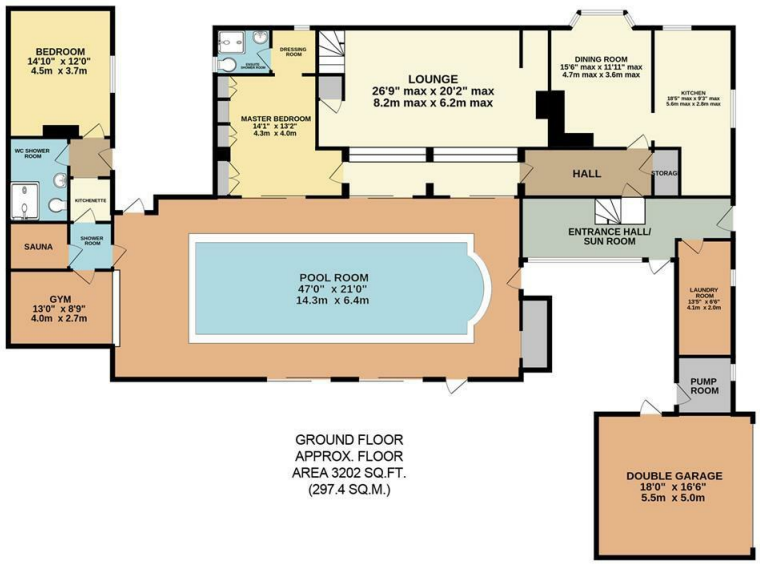
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Viewings

Strictly by appointment with GSC Grays 01423 590500







GROUND FLOOR
APPROX. FLOOR
AREA 3202 SQ.FT.
(297.4 SQ.M.)

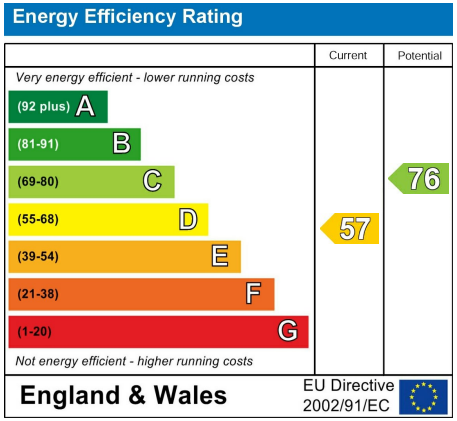


FIRST FLOOR
APPROX. FLOOR
AREA 533 SQ.FT.
(49.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING GARAGE 3734 SQ.FT. (346.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.





Disclaimer Notice

GSC Grays gives notice that:

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.