



SOUTHGATE LODGE

Aldborough, Near Boroughbridge

Carter Jonas

SOUTHGATE LODGE, FRONT STREET, ALDBOROUGH, YO51 9ES

Boroughbridge – 1 mile

Harrogate – 11 miles

York – 17 miles

Leeds – 26 miles

Reception hall · Sitting room · Dining room · Breakfast kitchen · Utility room · Cloakroom · Three double bedrooms · House shower room · Extensive loft space
Drive access with ample parking · Double garage · Car port · Outbuilding with two garden stores · Glorious setting amidst beautiful gardens extending to just over ½ an acre

Southgate Lodge occupies a lovely setting in the heart of the village, nicely tucked away in a private and discreet position, close to the picturesque village green with its maypole. The village is steeped in history – in Roman times it was the civic capital of Northern Britain. Now it is a peaceful and quintessential English village with a thriving community spirit, a popular pub and a beautiful church. It is well placed for easy access to a good range of facilities in Boroughbridge which is about a mile to the north west. More extensive facilities are available in Harrogate, Ripon and York. In addition, access to the recently upgraded A1(M) is nearby, providing connections to the motorway network. Intercity rail services to London's Kings Cross operate from mainline stations in Thirsk, York and Leeds.

Southgate Lodge is an impressive detached bungalow which was built about 60 years ago and which has been the much loved home of the current owners for the last 37 years. It offers well proportioned accommodation and whilst in need of some general updating, offers a fantastic opportunity to acquire a lovely property with scope and potential for further extension and development, subject to obtaining appropriate planning consents.

A LOVELY SOUTH FACING DETACHED BUNGALOW PROVIDING WELL PROPORTIONED 3 BEDROOM ACCOMMODATION, ADMITTEDLY IN NEED OF SOME UPDATING BUT WITH VAST POTENTIAL, BEAUTIFULLY SET AMIDST SURROUNDING GARDENS EXTENDING TO JUST OVER ½ AN ACRE, IN A VERY PRIVATE AND DISCREET POSITION IN THE HEART OF THIS HISTORIC AND SOUGHT AFTER VILLAGE.



The accommodation is arranged over one floor and includes a reception hall, sitting room with a lovely outlook over the garden, dining room, breakfast kitchen, utility room and a cloakroom. There are three double bedrooms and a house shower room, which was formerly a bathroom. There is also an extensive loft area, which runs the full length of the house.

Outside, the property is approached off Front Street with a drive leading up to a gravelled parking area and leading in turn to the double garage and car port. There is an additional outbuilding providing storage for garden machinery and tools. The garden is quite beautiful and is an outstanding feature. Sweeping lawned areas are complimented by mature shrubs and trees to the borders, creating a beautiful backdrop, whilst enjoying lovely countryside views.

ADDITIONAL INFORMATION

Tenure: We are advised that the property is freehold with vacant possession given on legal completion.

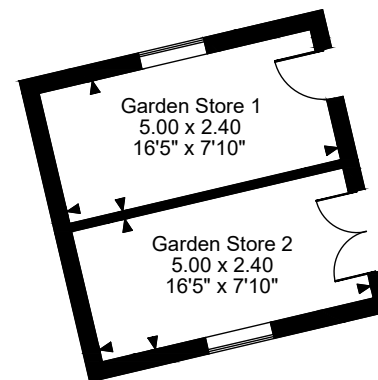
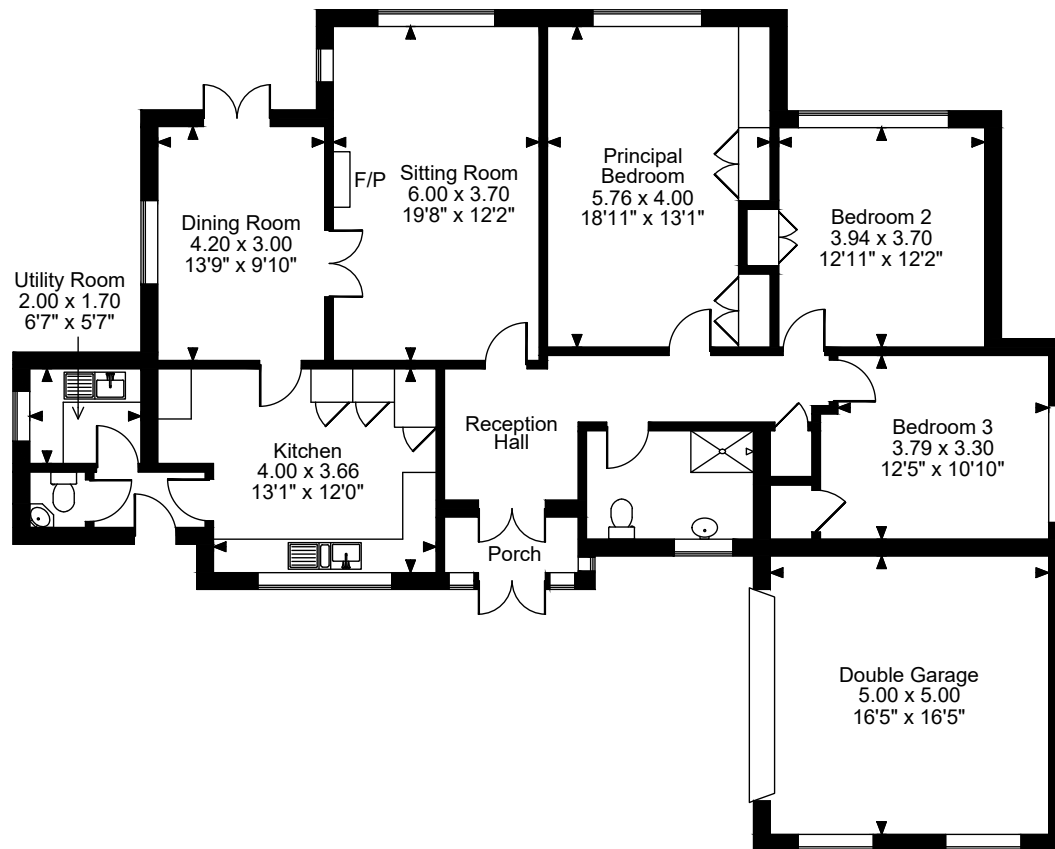
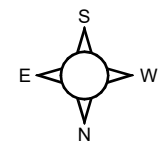
Services: We are advised that all mains services are installed.

Viewings: Strictly by appointment through the selling agents Carter Jonas - 01423 523423.

Directions - YO51 9ES : From Boroughbridge head south on the B6265 York Road and take the left turning signposted to Aldborough. Proceed for a short distance and the drive leading to the property is on the right.

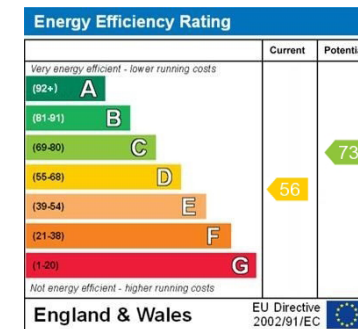


Southgate Lodge, Front Street, Aldborough
Approximate Gross Internal Area
Main House = 1487 sq ft / 138 sq m
Double Garage = 269 sq ft / 25 sq m
Garden Stores = 266 sq ft / 25 sq m
Total = 2022 sq ft / 188 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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