



**5 Bedroomed Country House**

**Offers around £615,000**

# **Crown House, Great Ouseburn, YO26 9RF**



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Just take a stroll along the Main Street to understand what a special place this is; quiet, peaceful and surrounded by lush, green countryside. This is a popular spot with commuters to Leeds and York who are looking for an escape from the city; and tourists flock to the area to enjoy the Ouse countryside.

Crown House is a substantial detached property in the heart of the village, sitting on a grassy plot of well over an acre. This amount of land opens up a range of possibilities for adding holiday accommodation, an outdoor pursuits business, or market gardening, with space left over for some self-sufficient food production too. Currently the land is divided into paddocks, growing beds and a garden, with a summerhouse, workshops, large double garage and parking for several vehicles.

The house itself contains one self-contained master suite with its own entrance, and a further four double bedrooms (three en-suite), and so has further options for B & B use if desired. With 2850 square feet of accommodation over three floors, there is plenty of room for even a large family to relax in, with open-plan living spaces that offer the balance between country style and modern convenience. The particularly lovely breakfast kitchen is at the heart of the home, focused on an Esse range cooker and opening out onto a gravelled sun terrace for summer dining.

Crown House is a superb family home offering a great opportunity for a lifestyle change with good earning potential, situated in fabulous village setting within easy reach of the national road network. Call today to book your viewing.

### Surroundings

Crown House is situated in the very heart of the much sought-after village of Great Ouseburn. The village boasts a village shop, cricket team and a primary school rated good by Ofsted in 2013. Queen Ethelburga's Independent School for children from 3 to 18 is just over a mile away. The village lies in the 'Golden Triangle' betwixt Boroughbridge (4miles), Harrogate (15miles) and York (14miles). The A1 motorway lies only 5 miles to the west with easy access by the way of two junctions.

### Services

The property is connected to mains electricity, water and drainage. Oil fired central heating is throughout with zones for various areas of the property. The property is double glazed throughout. Fibre broadband internet is available in the area, with speeds of up to 76Mb.

### Directions

From Junction 47 of the A1(M) take the A59 East towards York. Just before Green Hammerton take the B6265 left, towards Boroughbridge. After approximately 3.5 miles turn right onto Carrside Road. Follow this road to the end and into the village. Turn right onto Main Street. Crown House lies on the right hand side marked by our For Sale board.

Energy Efficiency Rating: TBC

Tenure: Freehold

Council Tax Banding: F

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