



Orchard Cottage, Borrowby, Thirsk, YO7

Offers Over: £500,000

Orchard Cottage

James Winn Estate Agents have the pleasure of offering for sale this stunning 4 Bedroom detached Cottage in the village of Borrowby near Thirsk, North Yorkshire.

Borrowby is a village and civil parish in North Yorkshire, situated halfway between Thirsk and Northallerton, offering excellent access to the A19 going North or South, about 25 miles north of York, within the Vale of Mowbray, bordered by the North York Moors to the east and the Yorkshire Dales to the west.

Borrowby Academy School graded : "Good" by OFSTED is approximately 400 Metres from the property. There is a busy cheerful Pub in Borrowby and a good Restaurant/Pub in Knayton, in the next village - both in walking distance. A large Playing and sports field,, with indoor Carpet bowling, Tennis courts, Football and Cricket Clubs and is also used for Music and show purposes.

Borrowby developed in a linear form, with properties aligned along a main road that slopes northwards. A triangular street arrangement separates High Borrowby from Low Borrowby, with a communal green acting as the village centre. Historically part of the Hambleton district (1974-2023), it is now governed by North Yorkshire Council. The surrounding village property sales over the past two decades indicate strong demand for detached homes.

Orchard Cottage is a charming, detached brick and render residence set on a substantial plot, offering exceptional potential in a peaceful countryside setting. Surrounded by mature gardens, open views, and period character, this property represents a rare chance to secure a private, spacious home in a village where properties seldom come to market.

The property consists of a welcoming open plan porch leading to stairs, cloakroom, living room and dining room, large lounge and conservatory, open plan kitchen and dining room, separate utility area, double width garage, 4 good sized bedrooms, en-suite, family shower room. Extensive gardens to all sides.

GROUND FLOOR
1189 sq.ft. (110.5 sq.m.) approx.



1ST FLOOR
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA: 2064 sq.ft. (191.7 sq.m.) approx.

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.

Made with Metropix ©2025



Ground Floor

Entrance Porch:

2.85 x 1.52

Original wooden Entrance door and windows, Solid wood flooring, Leading to Stairs and Downstairs Cloakroom. Radiator.

Entrance Hall:

4.58 x 2.00

Large open plan hallway leading to Livingroom, Dining Room. Solid wooden flooring, Under stairs storage cupboard.

Cloakroom:

2.18 x 0.83

Window, Wash hand basin, W/c, Part Tiled walls, Solid timber flooring.

Living Room:

4.69 x 3.36

Large walk-in Bay wooden framed windows, Secondary-glazing, Door to Conservatory, Decorative none load bearing beamed ceiling, Feature fireplace with integral Log burner, Radiator.

Conservatory:

3.56 x 3.45

Timber framed windows and French doors to Rear garden, Tiled floor, Electric sockets, Light.

Dining Room:

6.15 x 2.48

Wooden framed windows, Solid wood flooring, Decorative none load bearing beamed ceiling.

Kitchen:

3.93 x 3.34

Wooden framed window and Rear door to Garden, Full range of Base and Wall units, Solid wood flooring, Double Electric oven, Ceramic Hob, Extractor, Tiled Splashback, Graphite grey modern tall Radiator.

Utility Room:

2.34 x 1.20

Wooden framed window, Solid timber flooring, Plumbed for Washing machine.

Storage Cupboard:

2.41 x 0.93

Shelved, Light.

Garage:

5.57 x 5.90

Double width garage with up and over door, Window to side, Sockets, Lights.

First Floor

Landing:

Large open plan Landing leading to all Bedrooms and Family Shower room. Double-glazed window, Dormer window. Loft entrance, Loft ladder, Boarded, Light.

Master Bedroom:

4.19 x 3.39

Double-glazed window, Full wall of mirror fitted wardrobes, Decorative none load bearing beamed ceiling, Radiator.

Ensuite Shower room:

2.23 x 1.62

Double-glazed window, Walk-in shower cubicle, Bar shower, Fully Tiled, Laminate flooring, Built-in storage cupboard, Wash hand basin, W/C, Full height modern chrome Towel warmer.

Bedroom 2:

4.59 x 2.77

Double-glazed window, Radiator.

Bedroom 3:

3.19 x 2.21

Double-glazed window, Decorative none load bearing beamed ceiling.

Bedroom 4:

3.00 x 2.95

Double-glazed window, Decorative none load bearing beamed ceiling.

Family Shower room:

2.45 x 1.40

Double-glazed window, Walk-in shower cubicle, Bar shower, Wash hand basin, W/C, Part tiled walls, Radiator.

External

Gardens:

New Tarmac Driveway leading to Double garage. Lawned and Mature borders to all sides, Over 1/4 acre in total, Fruit trees.



Mortgage Advice

James Winn Estate Agents are keen to stress the importance of seeking independent mortgage advice. If you are in need of mortgage advice our team will be pleased to make you an appointment with an independent mortgage advisor. Call 01609 777125 or 01845 524488. (Remember your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it). Minimum age 18.

Free Market Appraisal

If you are looking to sell a property, James Winn Estate Agents offers a FREE NO OBLIGATION market appraisal service, designed to give you the best advice on marketing your property. Contact our sales team in Thirsk 01845 524488 to book an appointment.

Material Information

The following information should be read and considered by any potential buyers prior to making a transactional decision:

SERVICES: We are advised by the seller that the property has oil heating, mains electricity, water and drainage.

MAINTENANCE / SERVICE CHARGE: N/A

WATER METER: TBC

PARKING ARRANGEMENTS: Double garage and driveway

BROADBAND SPEED: The maximum speed for broadband in this area is shown by inputting the postcode at the following link here <https://www.broadbandcheck.co.uk/>

CAR CHARGER: No

MOBILE PHONE SIGNAL: No known issues

COUNCIL TAX BAND: E

TENURE: Freehold

EPC RATING: E

The information above has been provided by the seller and has not yet been verified at this point of producing this material. There may be more information related to the sale of this property that can be made available to any potential buyer.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Disclaimer

1/ James Winn Estate Agents has not tested any services, appliances or heating and no warranty is given or implied as to their condition. 2/ All measurements are approximate and intended as a guide only. All our measurements are carried out using a regularly calibrated laser tape but may be subject to a margin of error. 3/ We believe the property is freehold but we always recommend verifying this with your solicitor should you decide to purchase the property. 4/ Fixtures and fittings other than those included in the above details are to be agreed with the seller through separate negotiation. 5/ All EPC`s are generated by a third party and James Winn Ltd accepts no liability for their accuracy. 6/ The Floorplans that are provided are purely to give an idea of layout and as such should not be relied on for anything other than this. It is highly likely the plans do not show cupboards, indents, fireplaces or recesses and are not drawn to scale or with doors, staircases and windows in the correct scale or position. Buyers must satisfy themselves of any size or shape before committing to any expense.