



**THE ROSARY**  
Aldwark

**Carter Jonas**

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## **THE ROSARY, ALDWARK, ALNE, YO61 1UB**

Boroughbridge - 7½ miles

Easingwold - 6½ miles

Harrogate - 17½ miles

A1(M) - 8½ miles

The charming village of Aldwark is home to the magnificent Aldwark Manor Hotel which offers dining, golf and leisure facilities, and there are a range of popular pubs in the area. The village is well placed for a number of schools both state and independent with good access to the popular market towns of Thirsk and Easingwold, the historic city of York and spa town of Harrogate.

This fully modernised period property is a stunning home nestled in the charming village of Aldwark. This impressive home boasts approximately 3,750 sqft of thoughtfully designed living space, perfect for modern family life.

As you enter, you are greeted by a range of spacious reception rooms that exude comfort and elegance. The large drawing room features a brick built fireplace with a cozy log burner, creating a delightful ambiance for relaxation. The inviting garden room, enhanced by a woodburning stove with double French doors, seamlessly connects to the beautifully maintained garden outside, allowing for a perfect blend of indoor and outdoor living.

The semi open plan dining area, adorned with exposed beams, flows effortlessly into the fully fitted kitchen, complete with an electric Aga, catering to all culinary enthusiasts.

The first floor features three well appointed bedrooms, including two with en suite bathrooms, offering privacy and convenience. A shared house bathroom completes the first floor. On the second floor there are two additional bedrooms, one of which has an en suite, and a spacious attic room, perfect for a hobby room, office, or extra storage.

**A 5/6 BEDROOM PERIOD PROPERTY WITH TREMENDOUS CHARACTER OFFERING EXCEPTIONAL ACCOMMODATION WITHIN THE POPULAR VILLAGE OF ALDWARK, LOCATED CONVENIENTLY FOR ACCESS TO BOROUGHBRIDGE, EASINGWOLD AND YORK WITH HARROGATE AND THE A1(M) ALSO WITHIN EASY REACH.**



Outside, The Rosary presents a picturesque front garden with a landscaped lawn and a lovely patio area ideal for al fresco dining. Off street parking is available for several vehicles, complemented by a double garage equipped with remote powered doors, water, electricity and solar panels for added sustainability.

This magnificent property truly combines character, charm and modern living in a highly desirable location.

## ADDITIONAL INFORMATION

**Tenure:** Freehold with vacant possession given on legal completion.

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

**Directions - YO61 1UB:** Travelling east from the A1M towards York on the A59 turn left onto the B6265, signposted Green Hammerton. After some 3 miles turn right into Little Ouseburn, continue through the village towards Great Ouseburn and take the first turning on the right into Boat Lane towards Aldwark. Cross the toll bridge, take the next turning on the left and continue into the village and around the right hand bend and The Rosary is on the right.

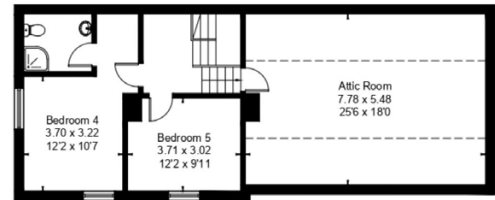
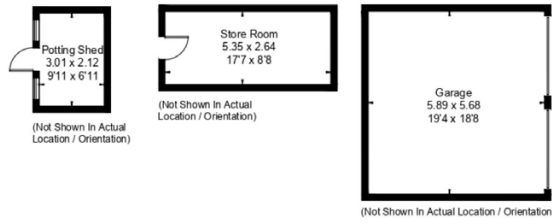




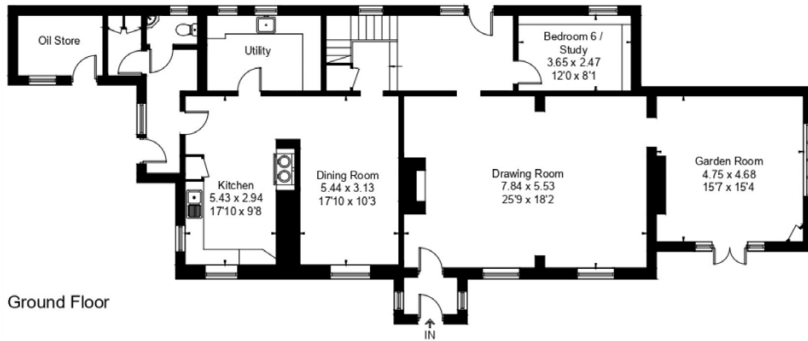
Aldwark, Alne York, YO61  
 Approximate Area = 3737 sq ft / 347.2 sq m (Excluding Void)  
 Outbuildings = 565 sq ft / 52.5 sq m  
 Total = 4302 sq ft / 399.7 sq m



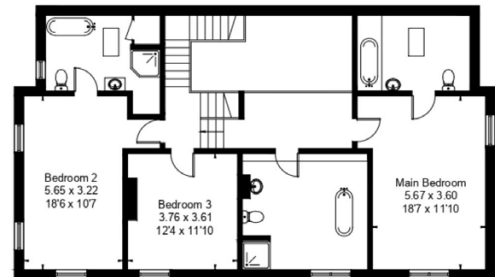
Red dashed line indicates height below 1.5m



Second Floor



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96774

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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