



York Road

Boroughbridge, YO51

Introduction

A distinguished Grade II listed Georgian home, Ladywell House stands proudly within its private grounds of 2.5 acres approx., offering both the architectural grace of its era and the comfort of a long-cherished family residence. Owned and loved by the same family for nearly thirty years, it exudes warmth, history and prestige, whilst being a rare country house that is just a short, level stroll into the heart of Boroughbridge.

Property Information

PROPERTY TYPE	Brick built Detached
BEDROOMS	6
RECEPTION ROOMS	7
BATHROOMS/W.C.	4
TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment
ENERGY PERFORMANCE	D with D Potential

A home of stature and soul. A place where history and family life have blended for generations, and where new custodians will inherit both elegance and comfort in equal measure.



Key Features

- Distinguished Grade II listed Georgian residence
- Elegant return staircase beneath circular skylight
- Multiple reception rooms with ornate fireplaces
- South wing with family room & mezzanine
- Detached double garage and additional single
- Private grounds of 2.5 acres approx.
- Short flat walk into Boroughbridge town centre





A Georgian Classic

Ladywell House reveals the timeless proportions and symmetry for which the Georgian period is so revered. Stepping inside, the reception hall with its Yorkshire stone floor sets the tone, while elegant arched openings guide you through to the principal rooms. The return staircase, a masterpiece of carved balusters and polished mahogany handrail, rises gracefully beneath a circular skylight that floods the landing with natural light.

Throughout, the house retains many of its original features: sash windows (several with working shutters still in place), main entrance and French doors with fanlights above, ornate ceiling cornices, exquisite fireplaces to four of the bedrooms, the three primary reception rooms, kitchen and an imposing range to the breakfast room - each one a centrepiece of its room, ranging from fine marble surrounds to charming cast iron grates.

The principal reception spaces are both elegant and inviting. The drawing room, with its French Windows opening to the garden and intricate vine-work cornicing, offers a setting for formal entertaining, while the dining room is equally suited to celebrations and family gatherings. A study at the front of the house provides a quieter retreat.

The south wing has been beautifully adapted, centred around a spectacular family room with vaulted ceiling and gallery above. Here, exposed beams, natural light and a sense of volume create a wonderful hub for daily life. Above this room, the mezzanine reading nook provides a secluded corner, brimming with atmosphere; perfect for curling up with a book or as a home library. Alongside, a snug, study and breakfast room add further flexibility, adjacent to the kitchen which forms the practical heart of the home.

Upstairs, six bedrooms are flexibly arranged, four superbly proportioned doubles around the galleried landing. Each benefits from natural light and leafy outlooks, with many retaining their original fitted cupboards. The south wing provides the additional bedrooms, enjoying a Jack & Jill en-suite, ideal for guests, with or without extended family or independent teenagers.

The grounds of Ladywell House are as charming as its interiors. To the east, formal lawns sweep towards mature trees and a magnificent copper beech, while to the west lies a traditional walled kitchen garden: perfect for summer gatherings and late evening barbecues. Beyond, a paddock and field with a couple of productive apple trees complete the picture, all bordered by established hedges for privacy. A paved driveway leads to a cobbled courtyard with a range of outbuildings including a double garage, further single garage/ workshop and provides access to the grounds beyond.











Living in Boroughbridge

Perhaps the most remarkable aspect of Boroughbridge is how it combines the charm of a traditional market town with everyday practicality. While many period country houses are found in rural seclusion, here you can enjoy the best of both worlds: complete privacy at home, yet the shops, cafés, restaurants, and amenities of the town are only a short, flat walk away.

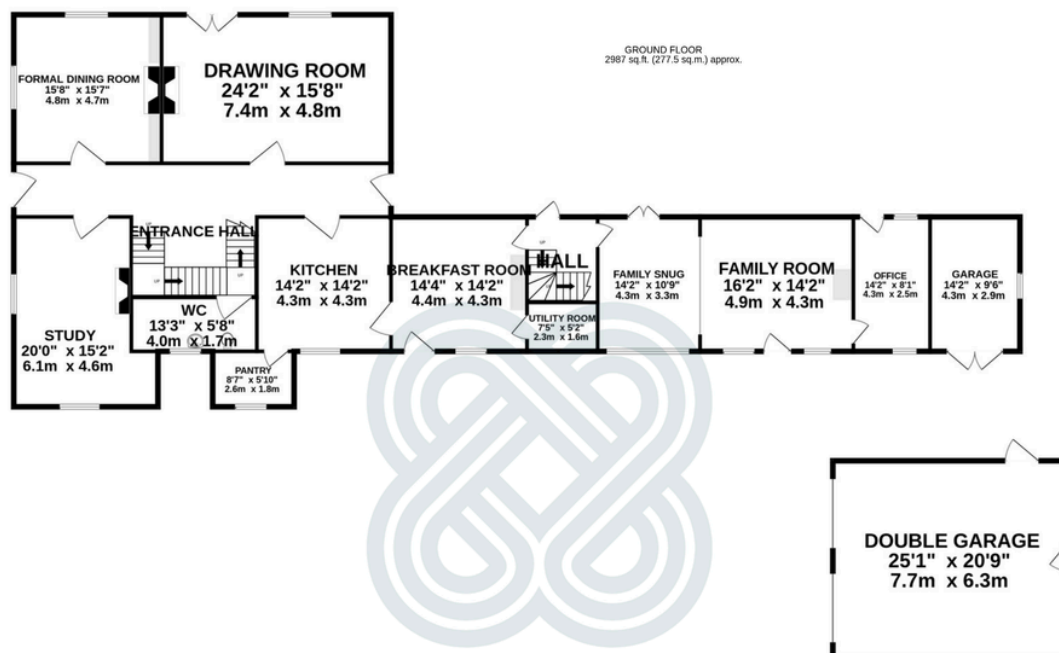
Boroughbridge's high street offers everything from independent boutiques and welcoming coffee shops to traditional pubs and well-regarded eateries, along with everyday essentials that make life easy and convenient. Riverside walks along the Ure, the historic Devil's Arrows standing stones, and countryside trails on the doorstep bring a sense of space and connection to the outdoors, without sacrificing accessibility.

Schools, healthcare facilities, and a strong community spirit further add to the town's appeal, while its exceptional location just off the A1(M) means York, Harrogate, Ripon, and Leeds are all within easy reach.

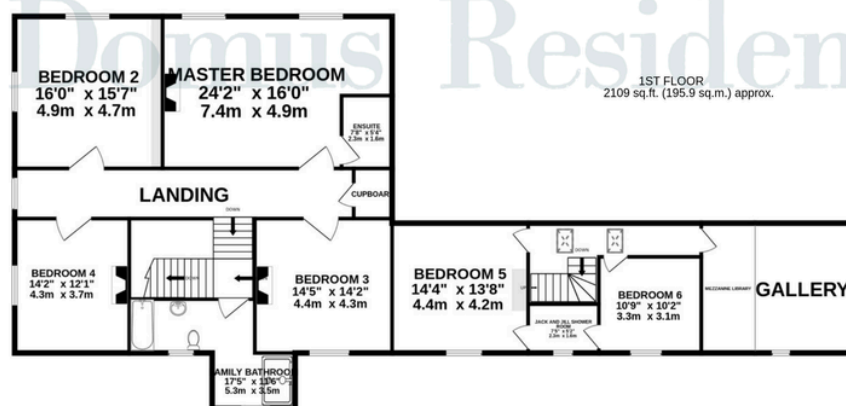
It's this unique blend of heritage charm, modern convenience, and the rare advantage of having everything within walking distance that makes Boroughbridge – and properties such as Ladywell House – such an exceptional proposition for those seeking the very best of both worlds.



Domus Residential



DOUBLE GARAGE
25'1" x 20'9"
7.7m x 6.3m



Approximate Area:
5096 sq.ft
473.4 sq.m

All measurements, doors, windows, rooms and items shown are approximate. No responsibility is taken for errors, omissions or mis-statements. Plans are for illustrative purposes only and should not be relied upon as fact. Services, systems and appliances have not been tested and no guarantee of operability or efficiency is given.

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General conditions to be noted:

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In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.