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Southdene, Langthorpe, Boroughbridge, York, YO51 9BZ

A substantially extended home offering over 2,000 sq ft of flexible accommodation in a sought-after village near Boroughbridge.Featuring a superb open-plan living space, generous garden, and countryside views, it offers versatile living in a highly desirable location with excellent commuter links.

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Southdene, Langthorpe, Boroughbridge, York, North

Guide Price: £600,000

- Substantial and beautifully presented home extending to over 2,000 sq ft of flexible accommodation.
- Exceptionally versatile layout, ideal for family living, multi-generational occupation, or those seeking spacious single-level living.
- Generous and well-proportioned rooms throughout, offering an excellent balance of living and entertaining space.
- Beautifully maintained gardens providing a private and peaceful outdoor setting with attractive countryside views.
- Occupying a delightful village position, combining rural charm with easy access to the amenities of nearby Boroughbridge.







General remarks

A rare and exciting opportunity to acquire Southdene, a beautifully reimagined and substantially extended home offering in excess of 2,000 square feet of flexible, high-quality living accommodation. Perfectly positioned in the sought-after village of Langthorpe, just on the outskirts of Boroughbridge, this outstanding property combines generous proportions, modern living, and far-reaching countryside views to create a truly special place to call home.

Designed with versatility in mind, Southdene is ideal for those seeking single-level living with the added benefit of extensive first-floor accommodation for visiting family, guests, or independent living space. Having undergone a comprehensive programme of redevelopment, the property now presents itself as a stylish and well-balanced home, blending comfort, practicality, and elegance throughout.

Upon entering, you are welcomed by a spacious and inviting entrance hall, immediately setting the tone for the home's impressive scale and thoughtful layout.

To the front of the property sits a generous living room, enhanced by a charming feature fireplace and an attractive bay window, allowing natural light to flood the space while framing pleasant outlooks over the surrounding area. This is a warm and relaxing reception room, perfect for both everyday living and entertaining.

The ground floor also hosts a well-proportioned principal bedroom suite, complete with en-suite facilities, offering convenient and comfortable single-level living. A second double bedroom and a separate downstairs WC further enhance the practicality of the ground floor layout.

Stretching across the rear of the property is the true centrepiece of Southdene – a substantial open-plan kitchen, dining, and family living space.

The contemporary kitchen provides an excellent range of storage and preparation space, complemented by a central island, ideal for casual dining, entertaining, or family gatherings.

This superb area forms one large open-plan space incorporating the kitchen, dining area, and family living space, creating a seamless and highly versatile environment perfectly suited to modern family life. It delivers an impressive sense of scale, ideal for both entertaining and relaxed everyday living while enjoying the views out over the expansive rear garden and open countryside beyond, creating a constant connection between indoor living and the surrounding landscape.

Adjoining the kitchen is a separate utility room, providing additional storage and laundry facilities, with direct access to both the garage and exterior, enhancing everyday convenience.

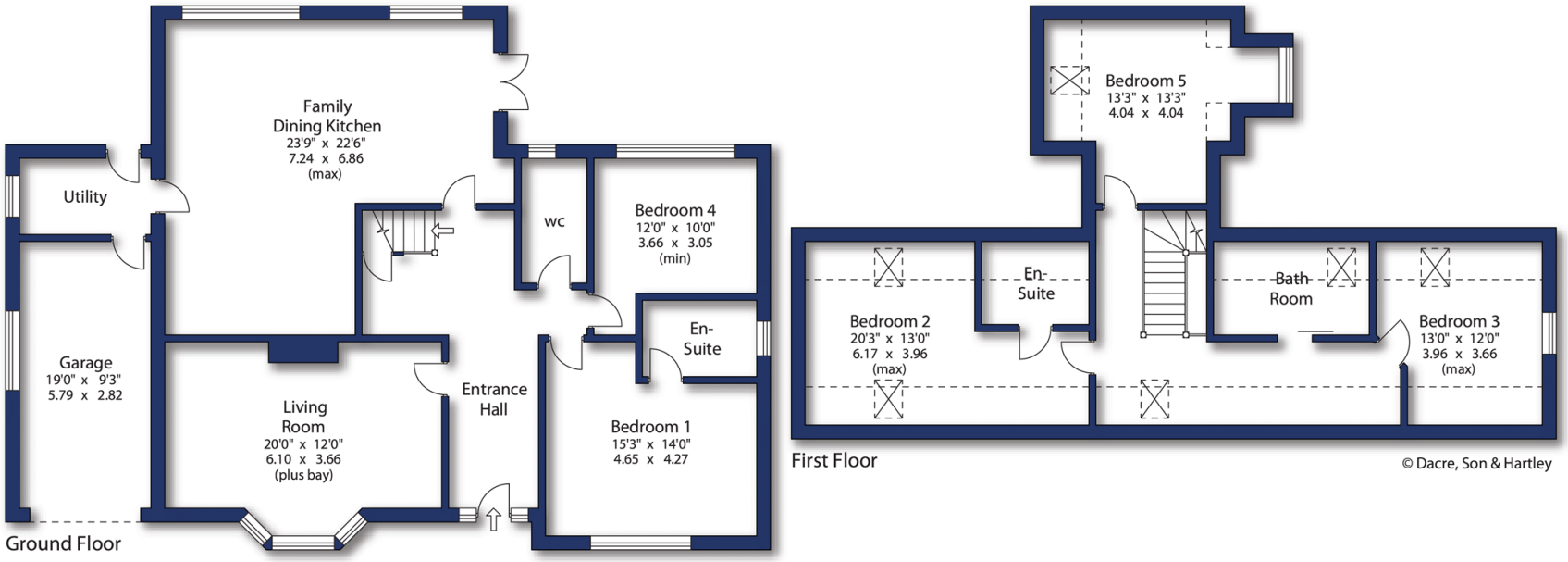
The first floor continues to impress, offering three well-proportioned double bedrooms, each providing excellent space and versatility.

One bedroom benefits from its own en-suite shower room, while a further modern house bathroom serves the remaining rooms. This layout provides excellent flexibility for family living, guests, or home working arrangements, ensuring the property can easily adapt to a variety of lifestyles.

Southdene enjoys a substantial rear garden, offering ample outdoor space for relaxation, entertaining, and family enjoyment. The garden is beautifully positioned to take full advantage of the open field views beyond, providing a peaceful and private backdrop that enhances the home's overall appeal.

To the front, the property benefits from a welcoming approach and ample presence within this attractive village setting.

Floorplans



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- Off road parking and a garage

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