






BADGERS SET, GLEBELANDS, BOROUGHBIDGE, YO51 9HF

Crafton Lane, Boroughbridge, YO51 9HF



AN EXCEPTIONAL FIVE-BEDROOM CONTEMPORARY RESIDENCE

Part of an exclusive enclave of just four luxury homes, designed for
refined modern living

			EPC
5	5	2	TBC

Local Authority: North Yorkshire County Council

Council Tax band: TBC

Tenure: Freehold



SITUATION

Perfectly positioned in a peaceful, semi-rural setting, Badgers Set offers the ideal balance between countryside tranquillity and everyday convenience. The property lies just 1.5 miles from the A1(M), placing York, Harrogate and wider Yorkshire within effortless reach. The neighbouring villages of Aldbrough and Marton-cum-Grafton are a short walk away, while the vibrant market town of Boroughbridge—approximately 2 miles distant—offers independent shops, excellent schooling and day-to-day amenities.

For commuters, rail services from Kirk Hammerton and Cattal provide direct connections to York and Leeds, with fast onward links to London and Edinburgh. Leeds Bradford and Teesside International airports offer a choice of domestic and international travel. Highly regarded public and private schools enhance the appeal of this desirable location for families seeking quality and lifestyle.







THE PROPERTY

With over 3,300 sq ft of beautifully crafted accommodation, Badgers Set has been designed to offer a luxurious and versatile living environment. The light-filled interiors showcase high-end finishes throughout, including sleek double-glazed windows and bi-fold doors leading out to a large, covered balcony area with far reaching views across open countryside and an open plan contemporary kitchen, living/dining area which is the hub of the home.

The bespoke kitchen by Design House Interiors of Wetherby forms the heart of the home, perfect for relaxed family living or entertaining, while the bathrooms, by Harps Bathrooms, feature elegant contemporary fittings. Externally, low-maintenance composite cladding complements the property's striking modern aesthetic.

Summary of Accommodation

Ground Floor: Reception Hall, Cloakroom/W.C., Utility Room. Four en suite bedrooms.

First Floor: Landing, Bedroom 5/Reception room, House Bathroom, Open plan Living/kitchen/dining room.





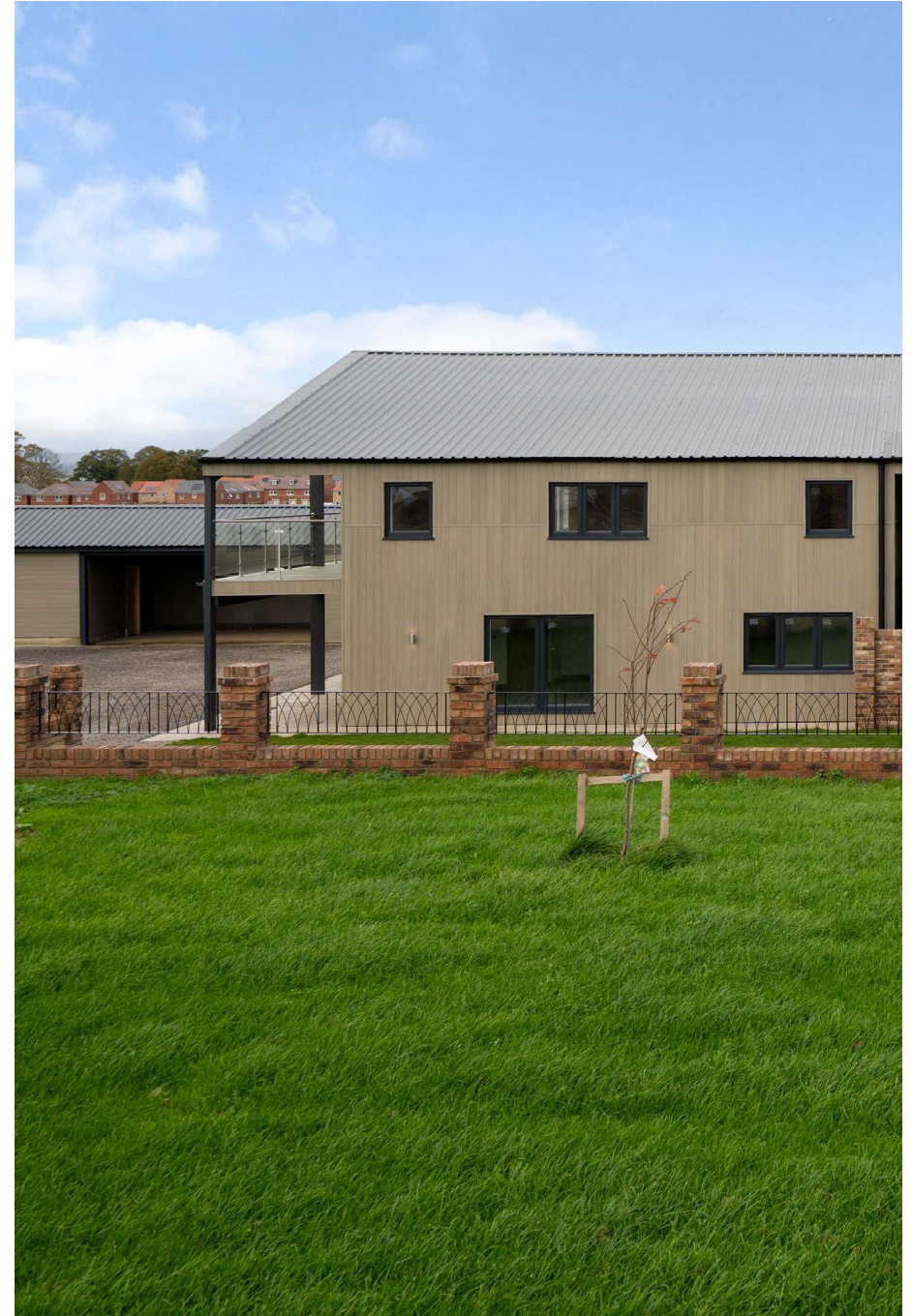


EXTERNALLY

A private gravelled road leads into the development, setting a sense of exclusivity from the outset. The gravel driveway provides generous parking, there is a detached car port/garage with workshop, the landscaped garden and dedicated outdoor entertaining area create a wonderful space for al fresco dining, play and relaxation, ideal for enjoying long summer evenings.

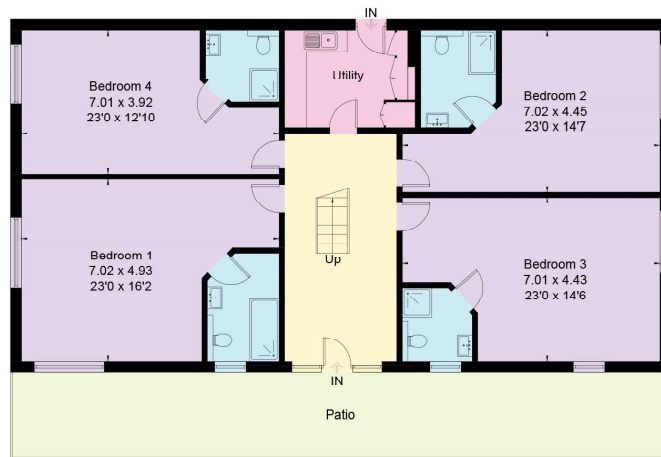
Services

- Air source heat pump with underfloor heating to the ground floor and radiators to the first floor
- Mains electricity
- Mains water; private drainage via individual treatment plants

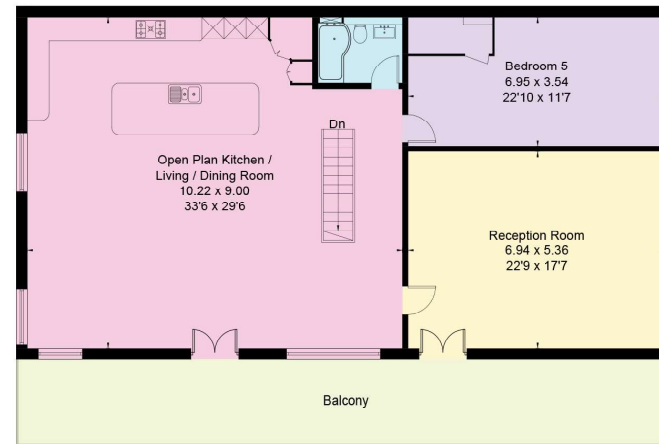




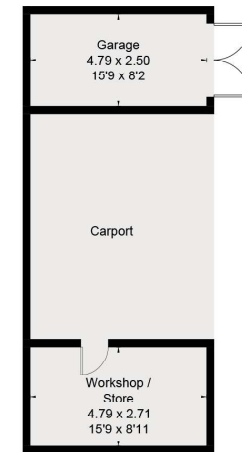
Approximate Floor Area = 312.9 sq m / 3368 sq ft
 Outbuildings = 25.0 sq m / 269 sq ft
 Total = 337.9 sq m / 3637 sq ft (Including Garage)



Ground Floor



First Floor



(Not Shown in Actual Location / Orientation)



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 #100301

Approximate Gross Internal Area = 337.9 sq m / 3637 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

Melissa Lines

01423 222076

melissa.lines@knightfrank.com

Knight Frank Yorkshire

The Clocktower Oakwood Business Centre

Fountains Rd HG3 3BF

knightfrank.co.uk

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