



Brantingham House, Burrill Lane, Brantingham, Brough, East Yorkshire, HU15 1YG

ELEGANT GEORGIAN RESIDENCE IN DESIRABLE CONSERVATION VILLAGE



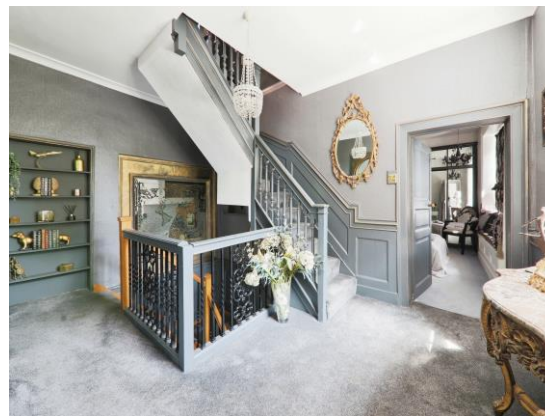
This beautifully presented Georgian home offers a luxurious lifestyle in the heart of Brantingham Dale, one of the region's most sought-after villages. Set within a spacious and private plot, the property features seven bedrooms, six bathrooms, and ample entertaining spaces, both indoors and outdoors. The home seamlessly blends period charm with modern amenities, making it ideal for families and those who love to entertain.

From the Agent's Perspective

This Georgian residence is a rare find, offering a blend of period charm and modern luxury that is hard to come by. As you step through the grand entrance, you're immediately struck by the attention to detail and the quality of the finish. The spacious drawing room, with its bay window and marble fireplace, invites you to relax and take in the elegance of the high ceilings and classic features that define this home. The living room and snug, complete with an original Inglenook fireplace, provide cosy spaces for quieter moments, while the glass-fronted dining and living area is truly impressive. Spanning 46 feet by 18 feet, this space is flooded with natural light and seamlessly opens onto the terrace, offering a wonderful flow for entertaining.

The heart of the home is the kitchen, designed by Mark Wilkinson, which perfectly complements the period style of the house while incorporating all the modern conveniences you could wish for. The open-plan layout extends into a stylish orangerie, where you can enjoy views of the outdoor pool area—a true highlight of this property. This space has been thoughtfully designed for outdoor living, with a dining area, kitchen, and additional sitting room, all set up to ensure that every gathering is a memorable one.

Upstairs, the master suite is a luxurious retreat with ample space and a well-appointed en-suite. The first floor also includes four additional bedrooms, three of which have en-suite facilities, making it ideal for a large family or guests. The second floor offers even more space with three further bedrooms and a large family bathroom, providing flexibility for various needs.





The basement is another standout feature, offering a pool room and bar that are perfect for entertaining during the winter months. The sense of luxury continues outside with a heated swimming pool, tennis court, and a party barn, all set within beautifully landscaped grounds. The property is approached via double electric gates, leading to a generous parking courtyard that provides ample space for multiple vehicles.

In Brantingham, you're not just buying a home; you're investing in a lifestyle. This conservation village at the foot of the Yorkshire Wolds offers the best of both worlds—rural charm and easy access to the amenities of nearby Brough and Kingston Upon Hull. With highly regarded schools and excellent transport links, this property is perfectly positioned for those who value both convenience and tranquillity.

Location

Situated at the foot of the Yorkshire Wolds, Brantingham offers a perfect blend of countryside charm and convenience. With excellent schools, transport links, and amenities nearby, this property is ideally placed for families and professionals alike.

Tenure

The tenure of the property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band H.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





BASEMENT
589 sq.ft. (54.7 sq.m.) approx.



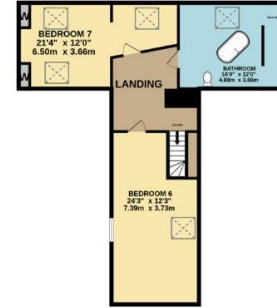
GROUND FLOOR
2836 sq.ft. (263.5 sq.m.) approx.



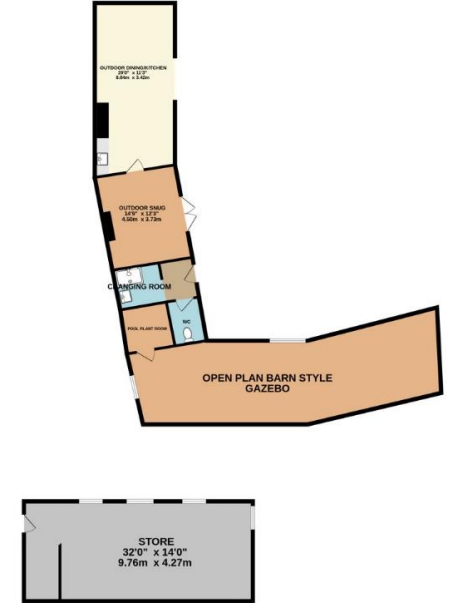
1ST FLOOR
1848 sq.ft. (171.7 sq.m.) approx.



2ND FLOOR
813 sq.ft. (75.5 sq.m.) approx.



POOL AREA
1475 sq.ft. (137.0 sq.m.) approx.



TOTAL FLOOR AREA : 7562 sq.ft. (702.5 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.
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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

