



Brook Park, Briggswath, YO21

**Guide Price £399,950**

**hendersons.**  
estate agents





*This exquisite stone-built home, originally crafted by the highly regarded local builders Garbutts, has been thoughtfully extended and meticulously refurbished to an exceptional standard in recent years, ensuring it wants for nothing.*







# Key Features

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- Spacious three/four bedroom family home
- Quality Garbutt built detached home
- Finished to an exceptional standard throughout
- Handmade kitchen with Bosch appliances
- Stunning Imperial house bathroom with fired earth tiling
- Stunning views from this elevated position















Flooded with natural light throughout, the home exudes a wonderful sense of space and tranquillity. The welcoming entrance hallway leads to a stylish W.C., complete with high-quality Duravit sanitary ware and Fired Earth tiling. The lounge is a stunning, inviting space featuring a Town & Country Fires stove and a large picture window that perfectly frames the breathtaking views. Two large pocket doors separate the open-plan dining area and kitchen from the lounge, allowing for a seamless flow between spaces when open. The dining area enjoys views of the beautifully terraced rear garden, while the handcrafted kitchen is a true showpiece, boasting Bosch appliances, granite worktops, and a pantry cupboard that enhances the sense of quality felt throughout the home. The current owners have cleverly transformed a former coffee nook into a practical utility room. Adjacent to the kitchen, a spacious room, currently used as an office but could easily serve as an additional bedroom. With its own independent access, this space would be ideal for an older child or a family member seeking a degree of privacy.

Upstairs, there are two generous double bedrooms, each offering impressive views to both the front and rear. An additional room, currently utilised as an office, could serve as a single bedroom if needed. The bathroom mirrors the refined style of the downstairs W.C., featuring elegant tiling and luxurious Imperial sanitary ware fittings.

Externally, the rear garden is thoughtfully terraced to create usable levels, with a paved seating area just outside the rear door and a wooden tool store for added convenience. A short walk up the garden steps leads to a charming wooden summer house, perfectly positioned to take full advantage of the elevated views, offering an idyllic spot to unwind with a drink while watching the sunset.

At the front of the property, two private parking spaces and a stone-flagged area add further practicality. This is a rare opportunity to own a beautifully designed, high-quality home in a sought after residential location, one that must be seen to be fully appreciated.













