



**Luke Miller & Associates**

ESTATE AGENTS LETTINGS AGENTS FINANCE



Brentville , York, YO61 4AJ  
Guide Price £595,000

**Set in the National Parks, the opportunity has arisen to purchase this detached bungalow with an adjoining annexe, large gardens and paddock. Requiring aspects of modernisation, we encourage clients in a position to proceed to contact Luke Miller & Associates to arrange a viewing.**



## **The village of Kilburn and High Kilburn**

The village of Kilburn is perfectly positioned for those wishing to embrace village life and have access to larger towns and cities within close reach. The village is steeped in history and the main village road has a wonderful mix of traditional older properties and more modern dwellings. With a popular and respected public house, village hall and also the home to Robert Thompson "The Mouseman", this village is always in demand. Elevated above Kilburn, High Kilburn has a central village green and offers excellent views over the countryside.

## **The Property**

The "L" shaped reception hall leads to most of the accommodation and has excellent storage cupboards. To the front elevation, the large living room takes in views over the gardens, village green and open countryside and this room also has the advantage of a wood-burning stove. Being open plan with the living room, the dining area has double doors which open into the rear gardens and also open plan access to the spacious kitchen which has been fitted with base and wall units, host of appliances and ample work surface area. Completing the kitchen is a window overlooking the rear gardens and a door leading to the reception hall.

From the central hallway, doors lead to the three double bedrooms, cloakroom and family shower room comprising a large walk-in shower cubicle, w.c and wash hand basin sink set in a modern vanity with the walls finished with contemporary tiles.

The adjoining annexe (Brentville Annexe) is very spacious and purpose-built for the vendor's health requirements with one large living accommodation room to the front elevation taking in views over the gardens and beyond and also two further rooms including a contemporary kitchen fitted with a host of appliances and also a large wet room which comprises shower area, w.c and also a wash handbasin sink set on a vanity with storage.

Should the purchaser require independent access for the annexe then there are two external doors in the main living accommodation room and the kitchen. According to the vendors the kitchen of the Annexe has not been used and if not required when removed there will only be one Council Tax.

Please note:

The property is freehold

Council Tax for Brentville: F

Council Tax Band for Brentville Annexe: A

EPC: TBC

EPC Link: TBC

## **The Grounds**

The home is accessed over the village green, as most properties do within High Kilburn, and leads to Brentville and also the gardens. The property stands within its own large and private gardens with a variety of seating areas and a range of mature plants, shrubs and a variety of fruit trees. With most gardens laid to lawn, the successful purchaser will have the opportunity to design the gardens to their requirements.

There is also a detached double garage with excellent storage on the first floor, power and lighting.

Beyond the garden to Brentville, there is a paddock area and we are currently seeking the land's official size and usage/category. The grass paddock has a large 5-bar gate entrance and also simply fenced borders.

## **Disclaimer**

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