



6 Plantation Cottages  
Brandesburton  
YO25 8QX

ASKING PRICE OF

**£350,000**

4 Bedroom Semi-Detached House

■ **Ulllyotts** ■  
EST 1891

01377 253456





Rear Elevation

 4
  3
  2
  Off Road Parking
  Gas Central Heating

## 6 Plantation Cottages, Brandesburton, YO25 8QX

**Flanked by open pasture land to the side, is an established semi-detached house that has been thoughtfully and extensively extended and now provides characterful accommodation which is ideally suited to the growing family!**

Indeed, the attributes of this home are plentiful. It is in a quiet location 'off the beaten track', the accommodation is as versatile as it is spacious with perhaps the focal point being a stunning rear facing lounge flooded with light from two roof windows, as well as dual French doors leading out to the exterior. The ground floor also incorporates a dedicated dining room, fitted breakfast kitchen plus study/additional ground floor bedroom. Upon entering the house you are greeted by a feature reception hall with vaulted ceiling and staircase leading off, the hall itself feels very grand and provides a really warm welcome.

The first floor features a master bedroom with integrated en-suite, three further bedrooms and house bathroom.

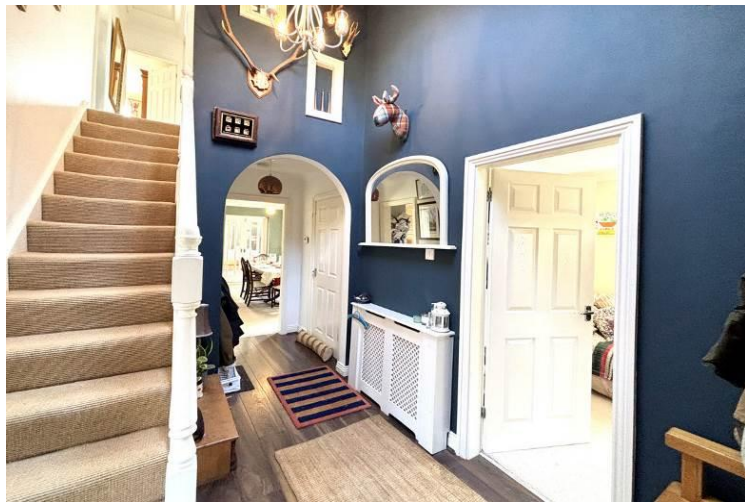
Externally, there are extensive gardens which include outbuildings including summerhouse. With stunning views across open pasture land making this feel like a real property in the country!

**There is extensive car parking available both to the immediate front of the property which has a gated access and also additional space to the right hand side of the access road which would be suitable to accommodate three vehicles.**

### BRANDESBURTON

Now bypassed by the A165, Brandesburton is a quiet but thriving village settlement with many amenities together with St Mary's Church, the Market Cross and 19th Century village school. It boasts an excellent range of recreational facilities including a golf course, jet ski centre and the Dacre Lakeside Camping and Caravan Park.





Reception Hall



Dining Room



Lounge



Kitchen

## Accommodation

### RECEPTION HALL

A truly welcoming and distinctive entrance hall with feature vaulted ceiling and staircase leading up to the first floor. Laminate flooring and feature arch. Radiator.

### BOOT ROOM

A useful front facing utility/boot room with stainless steel sink and base cupboard beneath. Plumbing for washing machine.

### CLOAKROOM/WC

With low level WC and wash hand basin.

### STUDY/BEDROOM

13' 1" x 8' 2" (4m x 2.5m)

With built-in storage cupboards along with front and side window.

### DINING ROOM

15' 4" x 10' 3" (4.68m x 3.14m)

An exceptionally spacious room with side window. Radiator.

French doors leading into:

### LOUNGE

17' 3" x 15' 2" (5.26m x 4.64m)

A beautiful room literally flooded with natural light having dual aspect windows along with French doors to the side and rear onto the garden. Also comprising a full height wall unit with base cupboards and shelving above. Coved ceiling. Radiator.

### KITCHEN

20' 1" x 9' 7" (6.14m x 2.93m)

Fitted with a wealth of modern kitchen units including base and drawer units with worktops over and wall mounted cupboards to match. Recessed sink with swan neck mixer tap and integrated drainer. Space for a slot-in cooker with extractor over, flooring and breakfasting area.

### FIRST FLOOR

#### LANDING

Especially spacious landing with Velux style window and partially coved ceiling.

#### MASTER BEDROOM

15' 1" x 8' 0" (4.61m x 2.45m)

With front and side aspect and column style radiator. The bedroom has an open plan en-suite area featuring Quadrant shower and low-level WC.





Kitchen



Landing



Master Bedroom



Master Bedroom open plan en-suite area

**BEDROOM 2**

10' 6" x 9' 7" (3.21m x 2.94m)  
With rear facing window. Radiator.

**BEDROOM 3**

10' 4" x 9' 7" (3.15m x 2.94m)  
With rear facing window. Radiator.

**BEDROOM 4**

9' 3" x 6' 6" (2.84m x 2m)  
With front facing window. Radiator.

**BATHROOM**

With shower style bath having a curved edge screen, low level WC and pedestal wash hand basin. Side window.

**OUTSIDE**

The property is approached via a private road from the main road. Immediately to the front of the property is a gated forecourt which provides off-street parking. There is additional car parking to the right-hand side of the private road which is suitable for three vehicles.

The gardens are extensive and are predominantly lawned with a paved patio immediately to the rear of the house. There is a timber summerhouse plus garden shed. The gardens have the

distinctive feature of being flanked by open pasture.

To the side of the property is a paved path way which is again flanked by open pasture.

**FLOOR AREA**

From the Energy Performance Certificate the floor area for the property is stipulated as (to be confirmed) square metres.

**CENTRAL HEATING**

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

**TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

**SERVICES**

All mains services are available at the property.





Bedroom



Bedroom



Bathroom



Garden and Summerhouse

**COUNCIL TAX BAND**

Band B.

**ENERGY PERFORMANCE CERTIFICATE**

Rating B.

**NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

**VIEWING**

Strictly by appointment with Ulllyotts.

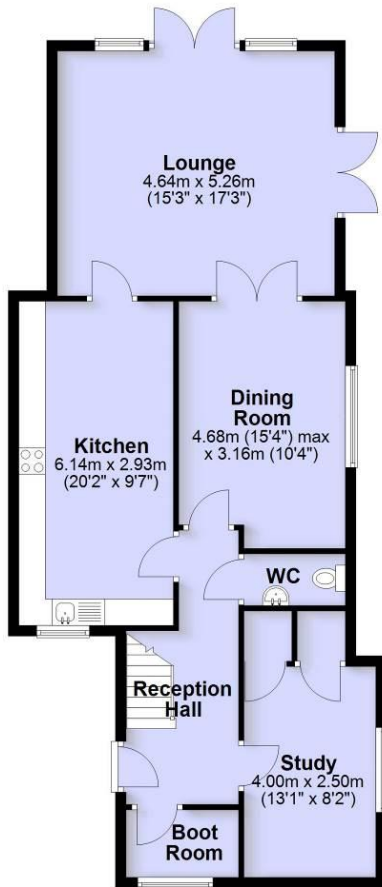
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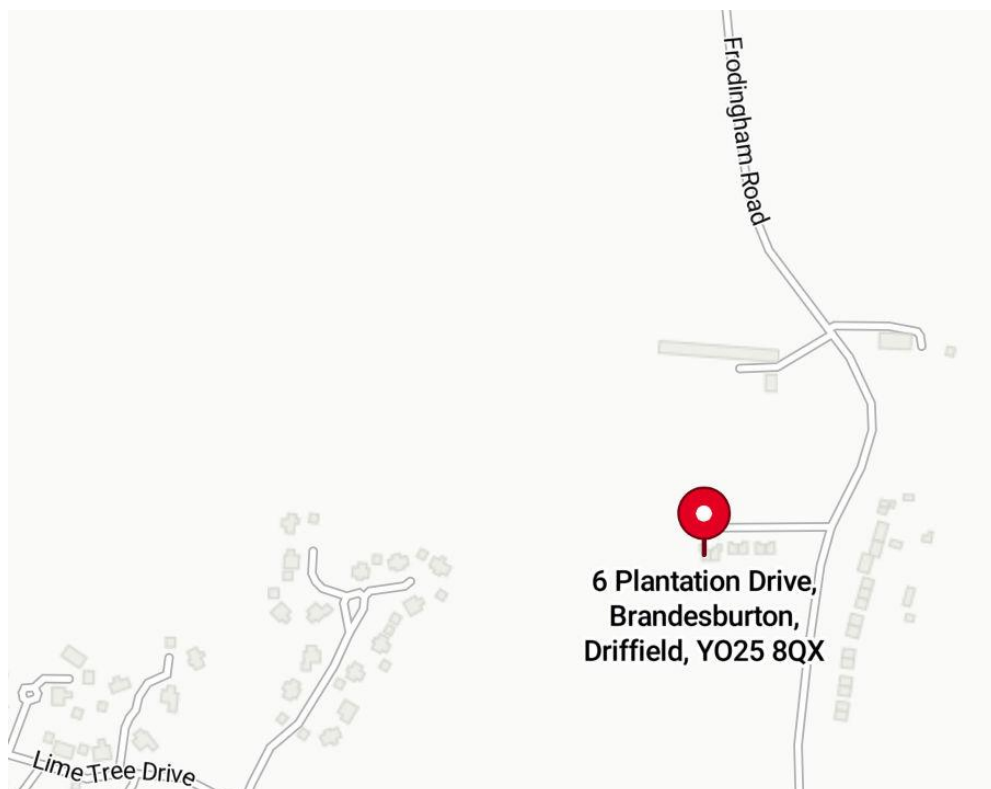
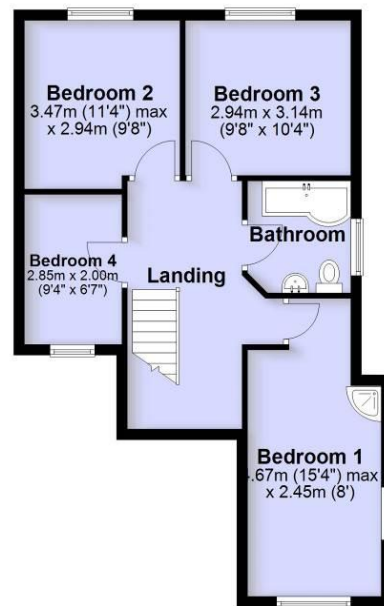
Garden

The stated EPC floor area, (which may exclude conservatories),  
is approximately (to be confirmed)

#### Ground Floor



#### First Floor





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