







**A SUBSTANTIAL FAMILY HOME WITH FOUR BEDROOMS, STABLES, LAND FOR EQUESTRIAN PURPOSES AND LOCATED IN THE QUIET VILLAGE OF BRAITHWAITE.** This superb detached house offers a family well proportioned accommodation that has been beautifully presented throughout and is now available for sale with no chain. A viewing is highly recommended to appreciate not only the delightful house but also the land, shed and stables attached to the property. This lovely home briefly comprises of entrance hallway, living room with feature fireplace, separate dining room, immaculate kitchen with central breakfast island, utility room, cloakroom, WC, side porch, stairs to the first floor landing, master bedroom with en-suite shower room, three further beautiful bedrooms, bathroom, front driveway, double garage, rear garden, approximately 2 acres of land to the rear, three stables, large shed and perfect for equestrian activity. **GREAT RURAL LOCATION AND INDIVIDUAL PROPERTY.**

### ENTRANCE HALL

7' 0" x 12' 1" (2.14m x 3.70m) This superb home is accessed via the front facing double glazed frosted door to the generous L-shaped hallway, with further open access to the stairs leading to the first floor, internal doors to the kitchen/cloakroom/living room, two front facing double glazed frosted windows, radiator, coving to the ceiling and tiled flooring.

### LIVING ROOM

12' 9" x 23' 7" (3.89m x 7.19m) Fabulous reception space ideal for entertaining with a beautiful feature open fireplace including central log burner, perfect for those cosy evenings, front facing double glazed bay window, rear facing double glazed sliding doors to the garden, coving, door to the dining room and two radiators.

### DINING ROOM

11' 10" x 10' 11" (3.62m x 3.34m) Spacious secondary reception room perfect for dining with door to the kitchen, rear facing double glazed window, radiator, coving and wood effect flooring.





### KITCHEN/BREAKFAST ROOM

12' 8" x 16' 1" (3.87m x 4.91m) Stunning kitchen with central breakfast island, a range of fitted cabinetry at both eye and base level with slow closing doors, beautiful work surfaces incorporating a single and half bowl sink with Quooker tap, matching splash backs, waste disposal, four ring NEFF electric induction hob, double NEFF electric oven, integrated fridge/freezer, integrated dishwasher, fitted breakfast table, tiled flooring with underfloor heating, side facing double glazed window, rear facing double glazed sliding doors to the garden, vertical radiator and door to the utility room.

### UTILITY ROOM

11' 4" x 5' 8" (3.46m x 1.75m) Side facing double glazed door to the porch, internal door to the double garage, open access to the cloak room/WC, radiator, further fitted storage cabinets, plumbing for a washing machine, single bowl wash basin, space for a fridge/freezer and a radiator.

### CLOAKROOM/HALL

5' 8" x 5' 8" (1.75m x 1.75m) With internal doors to the entrance hall/WC, tiled flooring and storage cupboards at eye level.

### WC

6' 6" x 2' 9" (2.00m x 0.84m) Benefitting from a low flush WC, heated towel radiator, tiled flooring, wash hand basin and a side facing double glazed frosted window.

### SIDE PORCH

6' 0" x 5' 2" (1.85m x 1.60m) Allowing access to the garden via the rear facing double glazed French doors, further front facing double glazed door, side facing double glazed windows and tiled flooring.



### STAIRS

Leading from the entrance hallway to the first floor landing.

### LANDING

11' 10" x 6' 11" (3.63m x 2.13m) Providing access to all bedrooms/bathroom, coving to the ceiling, radiator, storage cupboard and loft access point.

### BEDROOM

12' 9" x 23' 8" (3.90m max & 2.92m min x 7.22m) Fantastic L-shaped master bedroom with fitted wardrobes, dressing











table, two front facing double glazed windows, rear facing double glazed window, wood flooring, two radiators and a door to the en-suite.

### ENSUITE

5' 10" x 7' 8" (1.79m x 2.34m) Nicely presented shower room with walk in shower area, glass shower screen, power shower dual shower head, floating wash hand basin within a vanity unit, heated towel radiator, floating low flush WC, tiled flooring, tiled walls, spotlights and rear facing double glazed frosted window.

### BEDROOM

12' 8" x 11' 8" (3.88m x 3.56m) Further spacious double bedroom with two front facing double glazed windows, radiator and coving.

### BEDROOM

12' 8" x 11' 6" (3.87m x 3.51m) Overlooking the fields to the rear via the rear facing double glazed window this double bedroom with a view benefits from radiator, coving and laminate flooring.

### BEDROOM

11' 10" x 7' 11" (3.63m x 2.42m) Positioned at the front of the house, the smallest of the four bedrooms is a great size with front facing double glazed window, radiator and coving to the ceiling.

### BATHROOM

8' 8" x 7' 8" (2.65m x 2.34m) Immaculate bathroom with floating low flush WC, floating wash hand basin within a vanity unit, bath with shower screen mounted above, electric button controlled power shower, spotlights, corner cabinet, tiled walls, tiled flooring, heated towel radiator and rear facing double glazed frosted window.

### FRONT GARDEN/DRIVEWAY

Generous front area mainly utilised as pebbled driveway in front of the double garage with side access gate and small hedge border.

### REAR GARDEN

Beautiful rear garden with surrounding fields as a view, paved patio with pergola, central lawn, shrub beds, fence/wall enclosure, side path to oil tank/storage, further side gate to the shared lane leading to the stables, land and shed.

### DOUBLE ATTACHED GARAGE

Benefitting from two up and over doors, rear facing double glazed window, internal door to the utility room, power points and lighting.

### NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: E

CENTRAL HEATING SYSTEM: OIL FIRED

TYPE: WORCESTER BOSCH CONDENSING BOILER

AGE OF BOILER: 2023 (5 YEAR GUARANTEE)

LAST SERVICE AUGUST 2024

SOLAR PANELS: MOUNTED ON THE REAR ROOF

INSTALLATION DATE: 2011 BY EDF

RETURN FROM PANELS £0.75 PER K WATT HOUR

NO GAS SUPPLY TO THE PROPERTY

DRAINAGE TO SEPTIC TANK INSTALLED IN 1995 WHEN BUILT

PLEASE NOTE THAT THE AGRICULTURAL LAND IS ACCESSED VIA A SHARED LANE

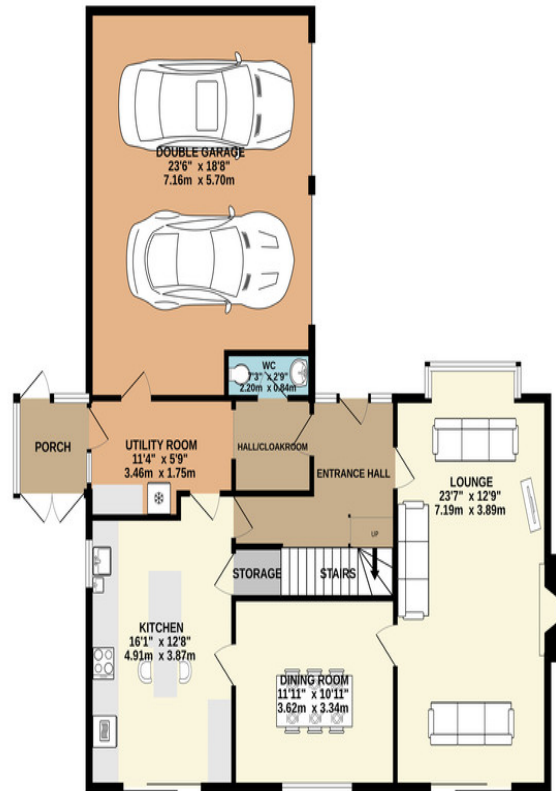
THE ALARM SYSTEM WAS UPGRADED IN 2024 TO INCLUDE REMOTE OPERATION WITH CCTV CAMERAS TO THE FRONT AND REAR, WITH VIDEO DOORBELL

SUPERFAST BROADBAND CONNECTION VIA FTTC

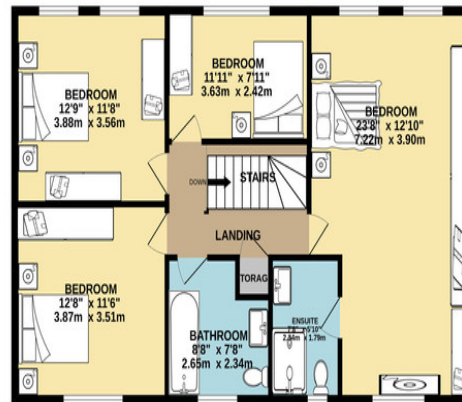




GROUND FLOOR  
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.3 sq.m.) approx.



TOTAL FLOOR AREA : 2302 sq.ft. (213.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		