

# EMSLEY MAVOR

ESTATE AGENTS

...your home is where our heart is



, Tollerton, YO61 1QQ

£799,950



4



2



2



D

## , Tollerton, YO61 1QQ

STYLE – Beautiful period property set within a generous plot with separate commercial premises.

HIGHLIGHTS – Desirable village setting. Set in 0.21 acre. Ground floor living. Planning consent.

THREE WORDS – TWO FOR ONE!

### Overview

Charming Period Home with Separate Commercial Premises Set within a Large Plot

Welcome to Brooklyn, a beautiful four-bedroom period property enjoying a superb and enviable position in the heart of the desirable village of Tollerton. This home is a perfect blend of character and modern comfort. Boasting subtle Farrow & Ball coloured interiors, smart flooring and period features. The living is versatile that includes a ground floor bedroom and bathroom for guests, grandparents or for those buyers looking to future proof.

A unique feature of the property is the separate commercial premises, while this may seem unconventional having a commercial building at the end of your garden it offers a plethora of advantages that blend the lines between work and home life in a harmonious way. Featuring a large office space, kitchen, wc and parking, this space offers a world of possibilities – a small business, a studio, workshop or a home office. Subject to change of use, this premises could possibly become a separate annex.

Outside, the generous garden is a gardener's delight, offering a lush tranquil space for relaxation or entertaining. The property also boasts ample off-street parking for numerous vehicles. Two timber sheds provide additional storage.

The main house has Planning Consent for further development.

It is offered for sale with no onward chain.





#### LIVING

The sitting room is bathed in natural light from the bay window overlooking the garden and French Doors to the terrace and garden. With period features and open fire. The large dining/living room has plenty of room for a dining table and comfy seating leading on to the kitchen, with base and wall mounted cupboards and drawers which perfectly complements the granite work surface. Fitted with all mod cons including a Belling Range with double oven and gas hob, fridge and dishwasher. There is also a small cloakroom with wc and sink.

#### GROUND FLOOR BEDROOM/BATHROOM

The extension was built in 2004 creating a super ground floor double bedroom, smart bathroom and utility leading to an inner hallway with entrance door. There is scope to alter the utility into a fully fitted kitchen creating a separate annex for grandparents.

#### UPSTAIRS

Take the stairs to a split-level landing, here you will find three double bedrooms and newly fitted contemporary shower room. There are two generous doubles overlooking Main Street, both with beautiful ornate period fireplaces and picture rails. The third is at the back of the house with pretty garden views. The shower room is newly installed and has a contemporary vibe, with soft grey wall panels, walk in shower and GEBERIT dark grey vanity sink unit and low level wc.

#### SEPARATE COMMERCIAL PREMISES

This is a super opportunity for buyers looking for a great home with a separate commercial premises, and being 42m away from the main property allows an excellent work/home-life balance. Providing a generous working area, along with kitchen, wc, storage areas and its own parking. The premises has its own telecoms connection, electricity supply and monitored alarm.

#### GARDENS

Brooklyn is set within approximately 0.21 of an acre providing generous gardens. The rear garden is predominately lawned perfect for little ones to play and a haven for keen gardeners to grow a kitchen garden and make their own! With mature trees, including a Cherry Tree. With two timber sheds. A path leads to a low brick wall, beyond is a gravelled parking area for numerous vehicles (accessed via Tennis Court Lane) leading on to the commercial premises. The front is encompassed by a low brick wall with wrought iron gate. A paved path, with lawned garden to each side, leads to the entrance door and to the rear.

#### PLANNING CONSENT

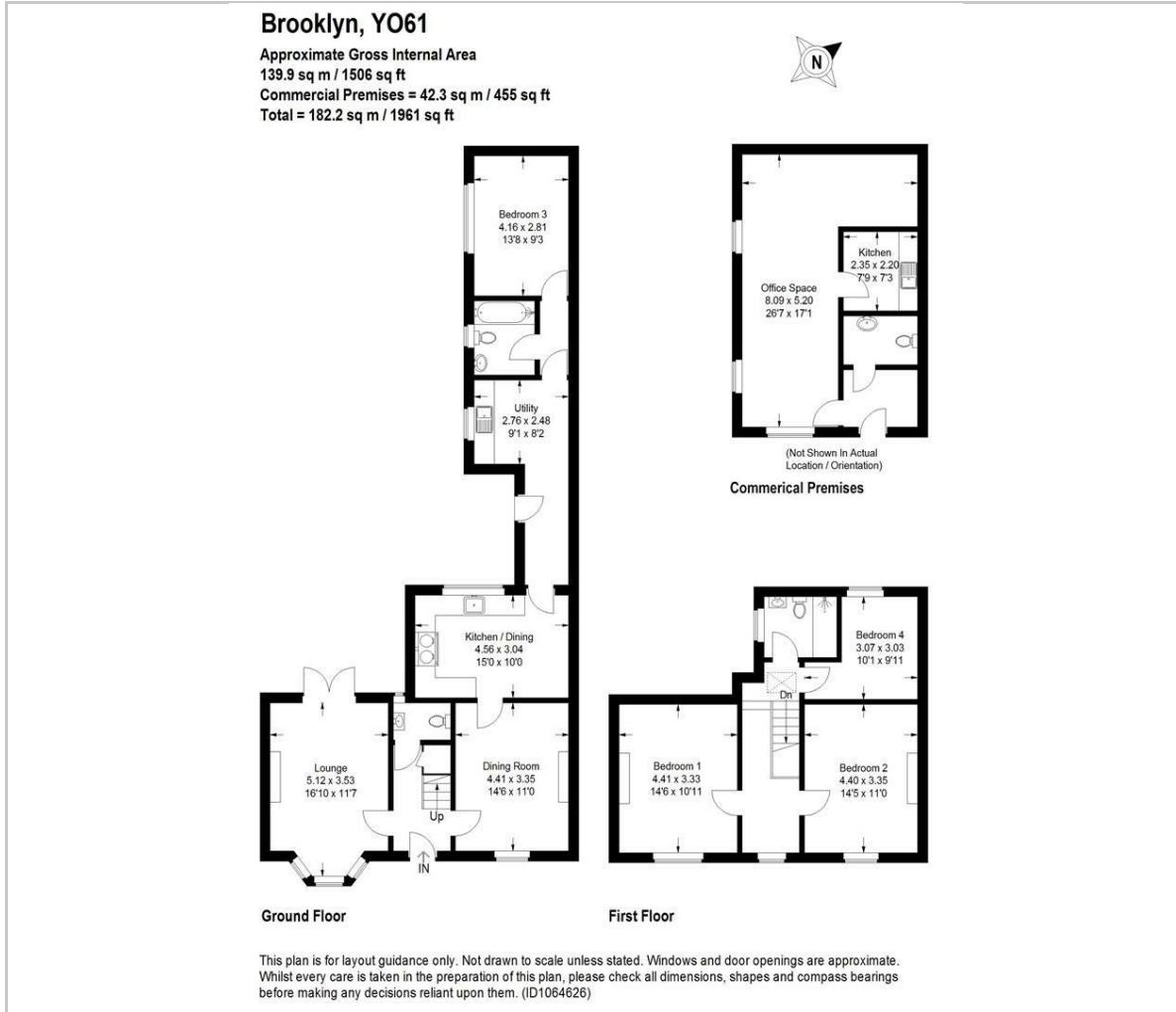
For double storey extension. (Refer to plan photo for location and Agent for more details.)

#### SERVICES

Gas Central Heating, Combi Boiler installed 2014, Extensive Double Glazing, Mains Drainage, GEBERIT shower room installed June 2023. Main house and commercial premises have monitored alarms



## Floor Plan



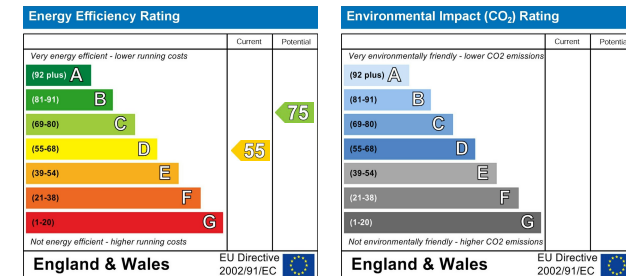
## Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
 Tel: 01347823579 Email: info@emsleymavor.co.uk http://emsleymavor.co.uk