

EMSLEY  MAVOR  
ESTATE AGENTS

...your home is where our heart is



, Brandsby, YO61 4RQ

Asking Price £525,000



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STYLE - Stone Built Detached Home in the Desirable Village of Brandsby

HIGHLIGHTS - Set on a Generous Plot with South Facing Garden with Stunning Open Views. Make a Home Your Own, Potential for Extending ( subject to planning consent)  
THREE WORDS - RARE. IDYLIC. VIEWS.

### CHARMING COUNTRYSIDE RETREAT AWAITS

Nestled in the picturesque village of Brandsby, Wood View offers a rare opportunity to acquire a detached home in the heart of the Howardian Hills Area of Outstanding Natural Beauty. This much-loved family residence, set on an elevated plot, boasts a south-facing garden with breathtaking views of the rolling countryside—a true haven for nature lovers and those seeking tranquillity.

As you approach through the timber five-bar gate, mature hedging ensures privacy, while ample parking and a tandem garage provide convenience.

### STEP INSIDE

Step inside to discover a home brimming with potential, ready for new owners to infuse their personal touch. The garden room, with its panoramic views, is perfect for socialising or enjoying a peaceful moment.

The galley-style kitchen exudes country charm, complete with an Aga, while the adjacent dining room offers a versatile space for entertaining or relaxing by the modern electric fire. The sitting room is a bright and airy sanctuary, featuring dual aspect windows, a log-burning stove, and elegant wooden flooring —ideal for cosy evenings in.

A downstairs cloakroom and entrance lobby complete the ground floor.





## UPSTAIRS

Take the stairs to the first floor, here you will find two double bedrooms offering far-reaching countryside vistas. A third bedroom currently serves as a home study, providing flexibility for your lifestyle needs. The house bathroom caters to the family with ease.

## GARDENS

Outside, the meticulously cared-for gardens are a delight. The garden marries this home superbly with the surrounding countryside as the lush lawn ends the rolling countryside begins. South facing the gardens wrap round the house providing generous and super space for children to play and a keen gardeners haven. We can imagine hosting summer BBQs with friends and family or simply relaxing on the decking with a glass of fizz watching the sun set.



A paved terrace invites alfresco dining against the stunning backdrop of the countryside.

The garden to the front is filled with an array of flowering plants. To the side is a driveway with space for numerous cars with five bar timber gate making it private.

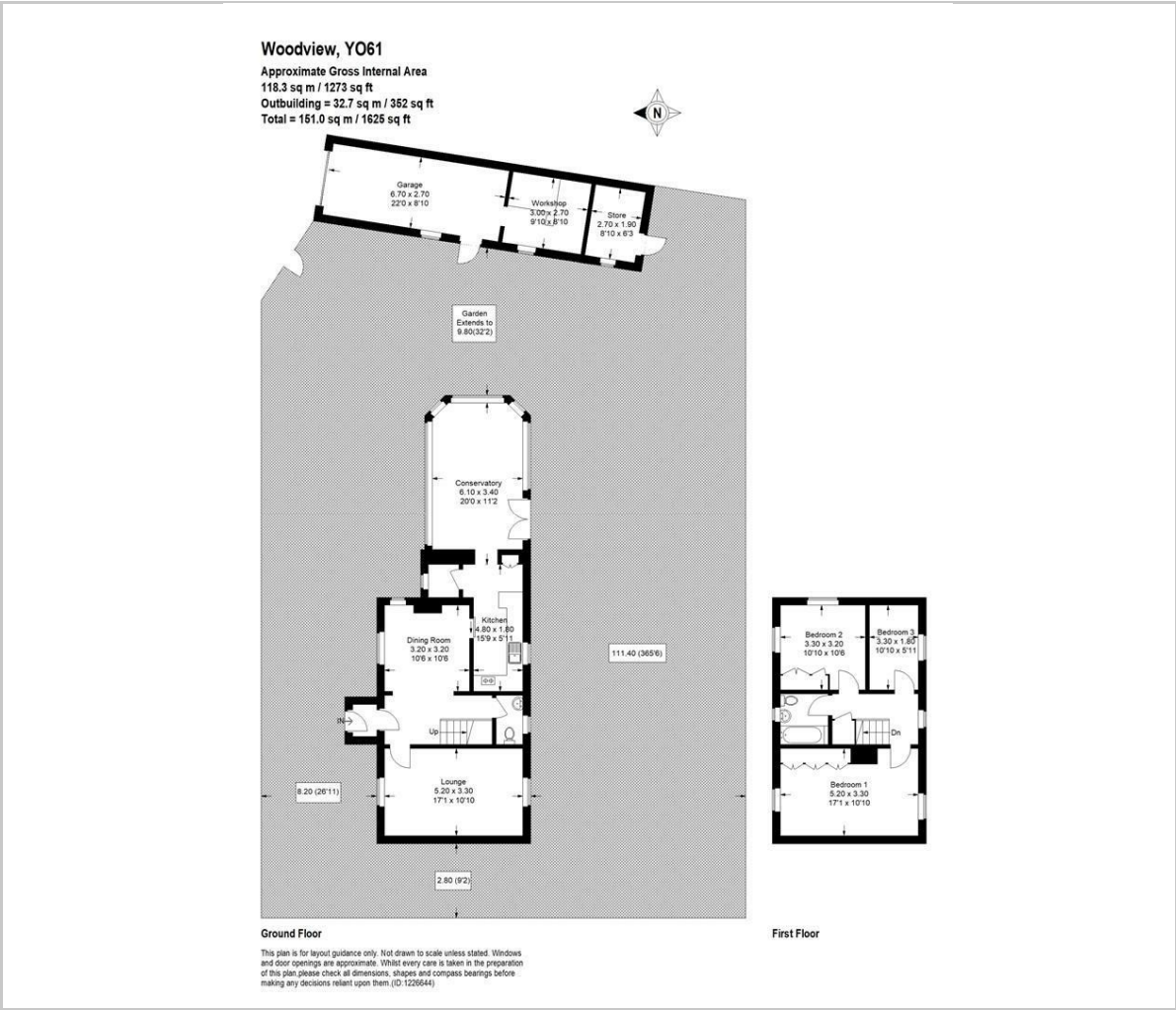
## GARAGE AND OUTBUILDINGS

Additional storage is provided by a useful workshop and store.

This impressive property, set within a desirable village, offers a unique blend of rural charm and potential for expansion (subject to planning). Embrace the opportunity to make Wood View your own and enjoy a lifestyle enriched by nature and community.



Floor Plan



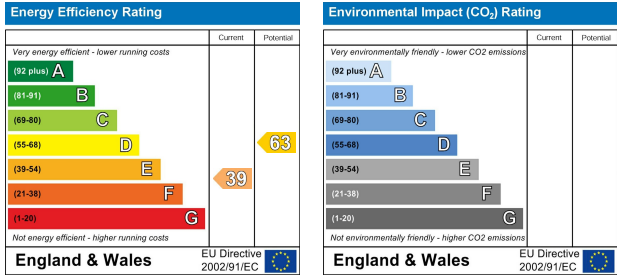
Viewing

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



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1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB  
Tel: 01347823579 Email: [info@emsleymavor.co.uk](mailto:info@emsleymavor.co.uk) <http://emsleymavor.co.uk>