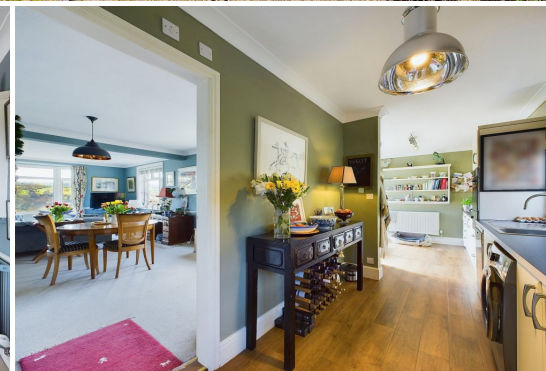
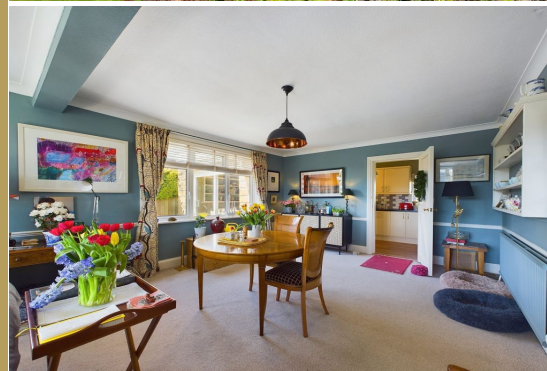




01947 601301



19 BROOK PARK,
BRIGGSWATH
3 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Stone House with Stunning Views
- Open Plan Living with Extended Kitchen
- Downstairs Bedroom with Ensuite Shower Room
- 3 Double Bedrooms & 2 Bathrooms
- Gas Central Heating & Double-Glazing Throughout
- Landscaped Gardens with Sun Terrace & Rural Views
- Garage & Driveway with Parking for 4 Cars
- Close to Village Amenities & 2 Miles from the Coast

Type: **DETACHED HOUSE**
Availability: **FOR SALE**
Bedrooms: **3**
Bathrooms: **2**
Reception Rooms: **2**
Parking: **DRIVEWAY, GARAGE**
Outside Space: **GARDEN, TERRACE**
Tenure: **FREEHOLD**

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19 BROOK PARK, BRIGGSWATH - 3 bed Detached House - £585,000



Hope & Braim are delighted to present 19 Brook Park in Briggswath to the market. Occupying a south-facing elevated plot, this detached residence enjoys light-filled interiors with far-reaching views and has landscaped gardens and ample parking. Built at the turn of the century using local Blue Bank Stone and Pan Tiles for the roof which is the local vernacular for this period and gives this home curb appeal. Inside there are beautifully curated interiors that offer open plan living with character and large glazing that allows plenty of natural light in and affords exceptional rural views. There is a spacious lounge/diner at the heart of this home along with an extended galley kitchen that has patio doors leading onto a private sun terrace. The second reception room is a cosy snug with a fireplace and there is a downstairs bedroom with its own en-suite shower room. Upstairs there are two further double bedrooms and the house bathroom which has a five-piece suite with his and her basins, bath, and walk-in shower. The property has been well-maintained and benefits from having gas central heating and double-glazing throughout. Outside the gardens have been landscaped and has a sun terrace that is sheltered and boasts views, plus there is a garage and driveway with space for up to four cars.



19 BROOK PARK, BRIGGSWATH - 3 bed Detached House - £585,000



Approximate total area⁽¹⁾
1627.13 ft²

Reduced headroom
38.91 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only.

Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate.

No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant.

Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings.

We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property.

Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.