



01947 601301

FILTER HOUSE COTTAGE, SCALING

4 BED DETACHED HOUSE



WWW.HOPEANDBRAIMESTATEAGENTS.CO.UK



PROPERTY FEATURES

- 2.4 acre Grazing Field available by Separate Negotiation
- Lounge with Multi-Fuel Stove & French Doors
- Kitchen/Diner & Second Sitting Room
- Downstairs Bedroom with Ensuite Shower Room
- 4 Bedrooms & Loft Room with Velux Windows
- Oil Central Heating & Double-Glazing Throughout
- Generous Garden with Patio & Rural Views
- Garage with Additional Parking for 3 Cars
- Detached House with a Generous Garden & Views

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

01947 601301

www.hopeandbraimstateagents.co.uk



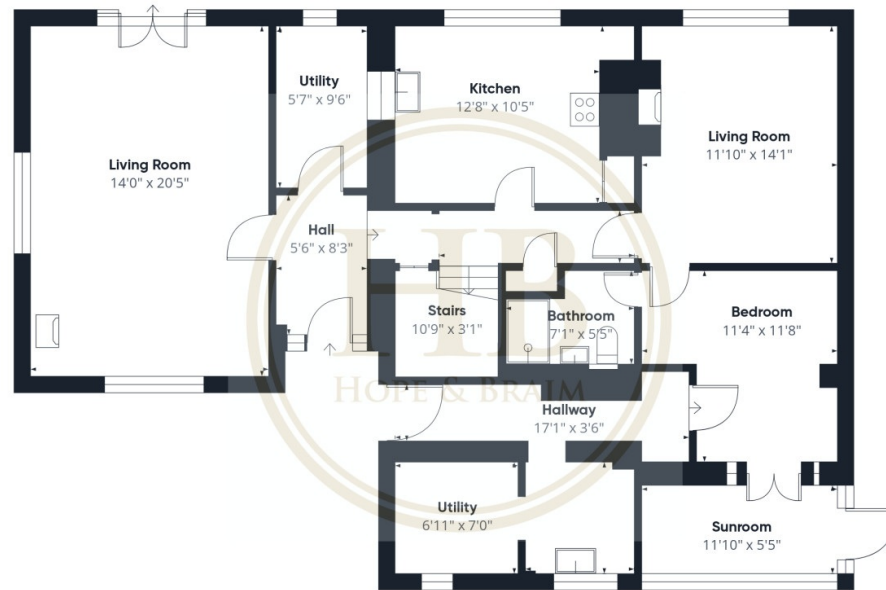
FILTER HOUSE COTTAGE, SCALING- 4 bed Detached House -£400,000



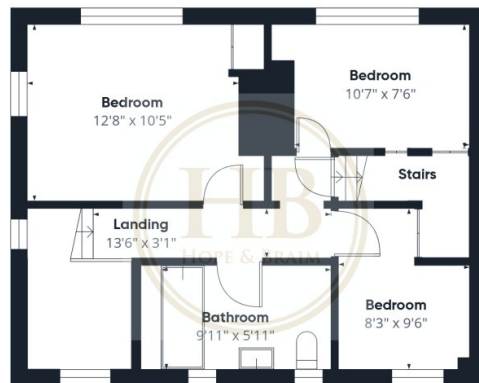
Hope & Braim are delighted to present Filter House Cottage in Scaling to the market. Nestled within the rolling countryside that surrounds this detached home and generous plot that comprises gardens, a gated driveway and garage. The house is a traditional construction with rendered facades and slate roofs that has been extended to the side by a single-storey addition. The extension houses the main reception room that has a multi-fuel stove to add warmth and French Doors that link the inside with the outdoors and the south-facing patio. At the centre of the home is the kitchen/diner that is a country cottage style with fitted cabinets and room for a dining table with views over the garden. There is a second sitting room at the other end of the house that also has a fireplace and a picture window with rural views. Adjoining the sitting room is a downstairs bedroom with its own en-suite shower. Upstairs there are three bedrooms and the family bathroom with a modern, white bathroom suite, plus there are stairs to a loft room above that could be another bedroom or home office. The property is well maintained and benefits from having oil central heating and double-glazing throughout. Outside there is a large, level, lawned garden with a stone-flagged patio, perfect for family BBQs and entertaining during warmer weather. There is also the option to purchase a 2.4 acre grazing field located near Borrowby by separate negotiation.



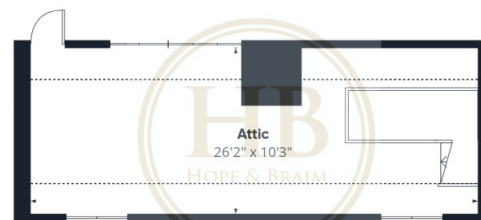
FILTER HOUSE COTTAGE, SCALING- 4 bed Detached House -£400,000



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

1820 ft²

Reduced headroom

103 ft²

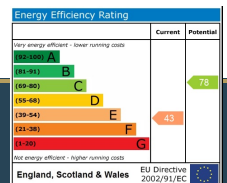
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration 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.

