



01947 601301

## THE MANOR HOUSE, AISLABY

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone House with South-Facing Garden
- Period Property with Contemporary Interiors
- Lounge with Log Burner & Beamed Ceiling
- Open Plan Kitchen/Diner with Bespoke Cabinetry
- Downstairs Study & Shower Room
- 3 Bedrooms & 3 Bathrooms including Nickel-Plated Cooper Bath
- Suntrap Terrace perfect for Family BBQs
- Private Parking for up to 4 Cars

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

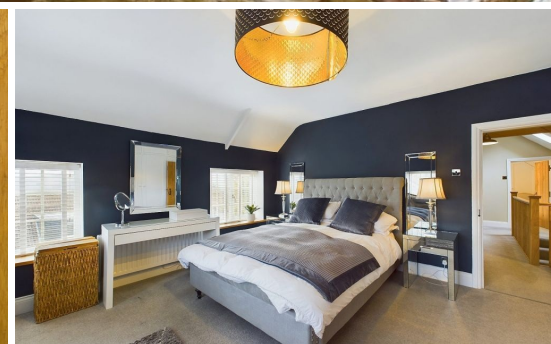
Parking: **DRIVEWAY**

Outside Space: **PATIO, SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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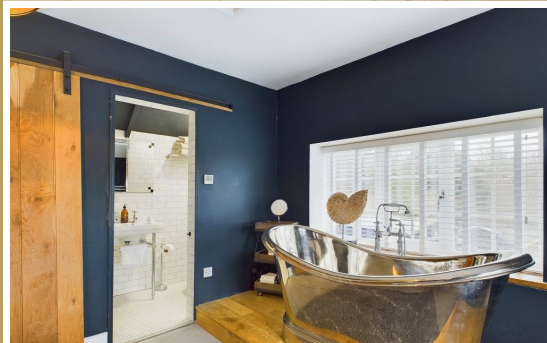


THE MANOR HOUSE, AISLABY- 3 bed Detached House -£550,000





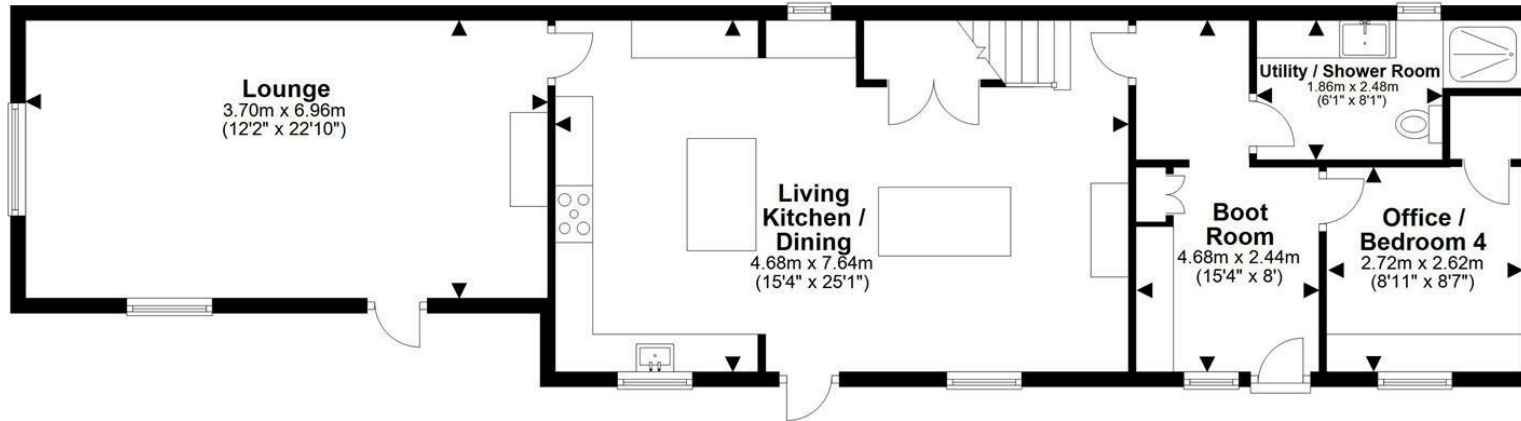
Hope & Braim are delighted to present The Manor House in Aislaby to the market. Tucked away off a private road is this characterful home that has contemporary interiors and a suntrap outdoor terrace that is perfect for summer BBQs. The house was extensively refurbished with great care to retain the charm of a period property whilst creating modern open plan living with luxurious finishes. Downstairs there is lounge that has a vaulted ceiling with exposed beams and an attractive Limestone Fireplace with a multi-fuel stove to add warmth on those cooler evenings. There is a split level with a reading nook at the top that is bathed in natural light from the two large windows at the gable end. The heart of every home is the kitchen, and this kitchen doesn't disappoint with its bespoke Oak Cabinets, kitchen island and Oak Worktops. There is travertine tiled flooring throughout and another Town & Country Multi-Fuel Stove at the dining end of the room, making this an intimate space for entertainment. There is also a boot room, study and a downstairs shower room/utility. Upstairs there are three double bedrooms and two bathrooms with the family bathroom having a slipper bath with a shower over. The principal bedroom really has a wow factor with a Nickel-Plated Copper Bath sitting atop a plinth at the top of the bedroom so you can enjoy views out over the surrounding countryside whilst having a soak. There is also an en-suite wet room and built in storage. Outside the majority of the outdoor space has been flagged so is low maintenance and there is a gravelled driveway for off-street parking.



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## Ground Floor

Approx. 86.5 sq. metres (930.9 sq. feet)



## First Floor

Approx. 60.4 sq. metres (649.7 sq. feet)



Total area: approx. 146.8 sq. metres (1580.6 sq. feet)  
12 Egton Road, Aislaby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Low energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.

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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.

