



01947 601301

23 CARR HILL,
BRIGGSWATH

6 BED DETACHED HOUSE



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PROPERTY FEATURES

- Period Home on a Generous Plot with Views
- 4 Reception Rooms with Fireplaces & Beamed Ceilings
- Modern Kitchen with Granite Worktops & Integrated Appliances
- 6 Bedrooms, 2 Bathrooms & 2 WC's
- Gas Central Heating & Double-Glazing Throughout
- Large Garden with Mature Trees & Shrubs
- Gated Driveway with Parking for Several Cars
- Property will Require Refurbishment

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **6**

Bathrooms: **2**

Reception Rooms: **4**

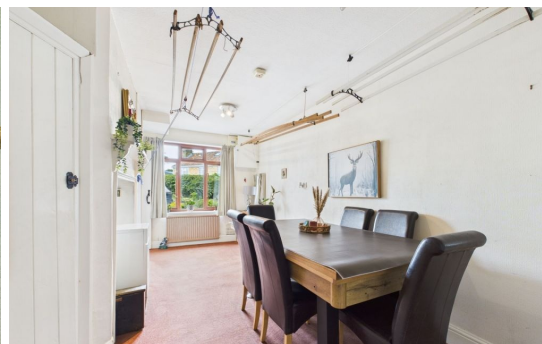
Parking: **DRIVEWAY, GARAGE**

Outside Space: **GARDEN**

Tenure: **FREEHOLD**

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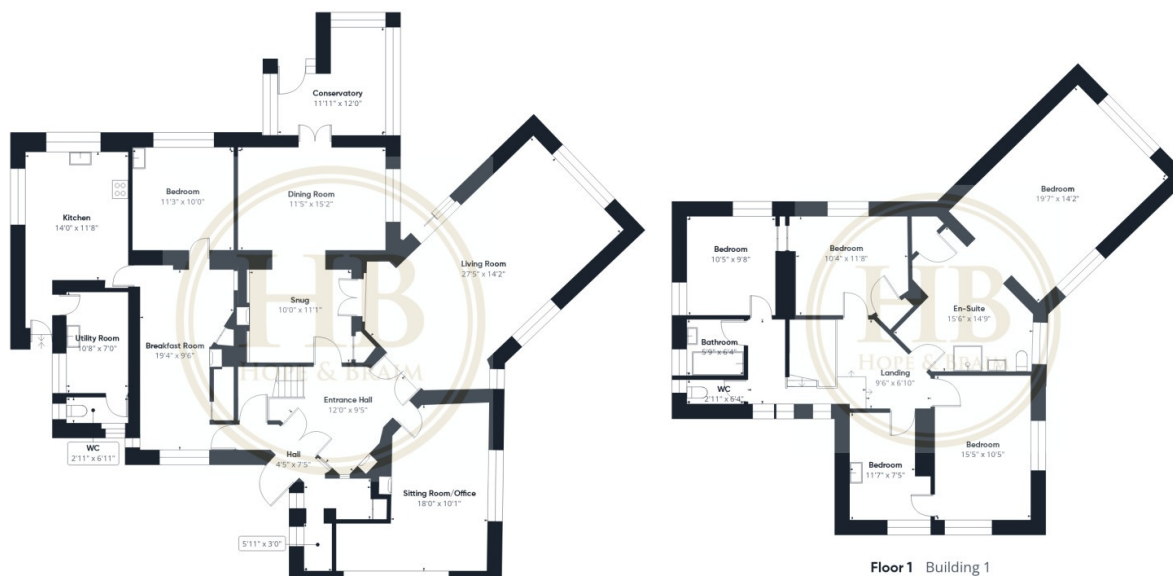
23 CARR HILL, BRIGGSWATH- 6 bed Detached House -£550,000



Hope & Braim are delighted to present 23 Carr Hill in Briggswath to the market. Set within generous grounds and commanding delightful views, this distinguished property presents an exceptional opportunity for those seeking a character home of considerable charm and potential. The accommodation comprises four well-proportioned reception rooms, each enhanced by period fireplaces and exposed beamed ceilings that speak to the property's heritage. The heart of the home features a comprehensively appointed modern kitchen, complete with granite worktops and integrated appliances, providing contemporary convenience within this traditional setting. The sleeping accommodation extends to six bedrooms, complemented by two bathrooms and two separate WC facilities. Throughout, the property benefits from gas central heating and double-glazing, ensuring year-round comfort and efficiency. Externally, the property truly excels. The substantial mature gardens are a particular feature, adorned with established trees and shrubs that provide both privacy and natural beauty. The grounds offer tremendous scope for landscaping and outdoor entertaining, whilst maintaining the property's secluded character. Practical considerations are well addressed through the gated driveway, providing secure parking for several vehicles, plus there is a detached garage and timber-built garden shed. We must advise that the property will require a programme of refurbishment, presenting the incoming owner with the opportunity to place their own stamp upon this characterful residence whilst preserving its inherent period charm. This property represents a rare chance to acquire a substantial family home within mature grounds, offering both immediate potential and long-term investment prospects. Carr Hill offers convenient access to local amenities whilst maintaining the tranquil setting that makes this property so distinctive.



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Floor 0 Building 1

Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
3127 ft²

(1) Excluding balconies and terraces

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

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