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BRANTWOOD HOUSE

NANNY LANE, CHURCH
FENTON, TADCASTER LS24 9RL

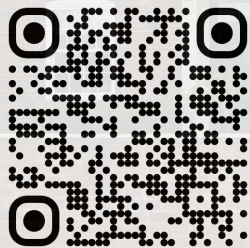


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Brantwood House, Nanny Lane, Church Fenton, Tadcaster LS24 9RL



Dating back to 1865, Brantwood is a truly magnificent detached family residence that has been thoughtfully restored and extended to create a home of both style and substance. Painstakingly refurbished by the renowned Rainfords Interior Designers, the property offers a perfect blend of traditional period elegance and high-end modern finishes, making it an exceptional home ready to be enjoyed by its next owners.

Inside, the accommodation is arranged across three floors and offers excellent flexibility. A grand reception hallway with original tiled flooring and a sweeping return staircase sets the tone on arrival, leading to three beautifully proportioned reception rooms – including an elegant living room, a formal dining room, and a light-filled sitting room with French doors to the garden. At the heart of the home lies a bespoke Italian kitchen, complete with granite worktops, stylish tiled flooring, and premium integrated appliances. This space is complemented by a practical utility room, guest WC, and rear entrance porch.

Upstairs, the property continues to impress with four generous double bedrooms on the first floor, three of which boast their own modern en-suite shower rooms. A luxurious house bathroom serves the remaining bedroom. The second floor adds further versatility, with bedroom five having an en-suite shower room, dressing area and a dedicated home office space. There is also a superb living room ideal as a cinema, games room, family lounge or sixth bedroom depending on your needs.

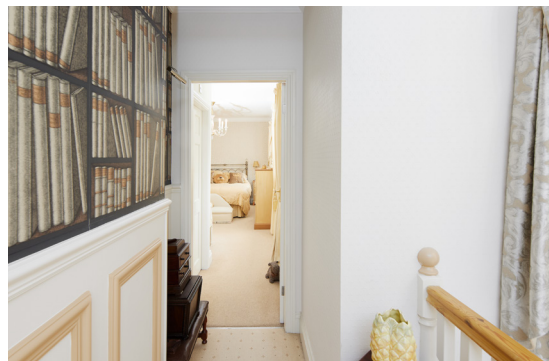
Externally, Brantwood enjoys private landscaped gardens with open countryside views, a secure paved driveway with ample parking, and a large double garage – creating a wonderful setting for family life and entertaining.

- Full Alarm and CCTV System
- Excellent Local Schools
- Detached Double Garage
- Extensively refurbished by renowned interior designers Rainfords
- Popular Village with local Community Shop
- East Leeds Airport with Excellent Local Business Facilities for Hire Inc: Offices / Storage / Film Production / Weddings
- A Good Variety of Local Walks
- Ideal Location for commuting to Selby / York with excellent public transport links and Private flights to London at just over One hour









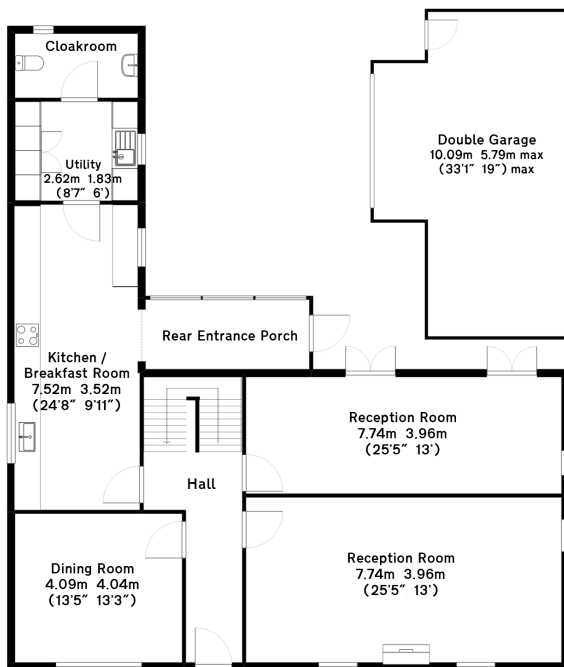




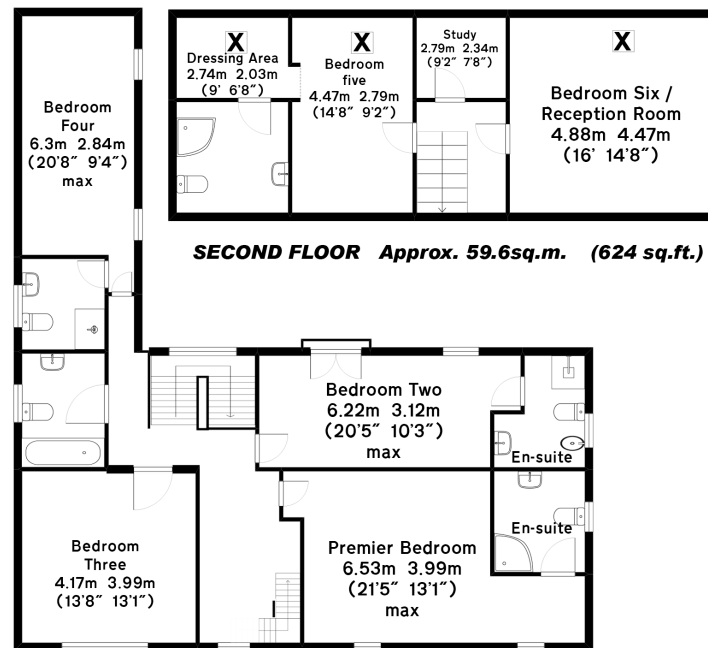




TOTAL FLOOR AREA
Approx. 302sq.m.
(3251 sq.ft.)
GARAGE
Approx. 50.8 sq.m
(547 sq.ft.)



GROUND FLOOR AREA Approx. 124sq.m. (1335 sq.ft.)



SECOND FLOOR Approx. 59.6sq.m. (624 sq.ft.)

FIRST FLOOR AREA Approx. 118.3sq.m. (1274 sq.ft.)

Local amenities

Located in the highly desirable village of Church Fenton, Brantwood combines rural charm with superb connectivity. The village station delivers direct rail access to York (10 mins), Leeds (20 mins), Manchester (1 hr 15), and London (2 hrs 25), while local amenities include inviting pubs, a post office/ community store, a primary school, and recreation clubs.

Families can also benefit from proximity to the excellent Tadcaster Grammar School, ensuring top-tier secondary education within easy reach.

Adding further appeal, Leeds East Airport (formerly RAF Church Fenton) lies nearby, offering rich aviation services—such as private charters (60 Mins to London), event spaces, office space and storage facilities—and exceptional filming and event facilities including expansive hangars, indoor/outdoor spaces, and on-site creative support where such production as Victoria and Gentleman Jack were filmed.

This makes Brantwood beautifully positioned for both commuting families and those seeking close access to regional creative, aviation, and business infrastructure.

PUBLIC TRANSPORT



NUMBER 492
NUMBER 495
NUMBER T2 & 112S (School Services)



CHURCH FENTON TRAIN 1.4K
LINKS TO SELBY, YORK, LEEDS, HULL
AND LONDON KX

SCHOOLS



Kirk Fenton Primary School (Good)
Barkston Ash Primary School (Good)
Sherburn High School (Good)
Tadcaster Grammar School (Good)
Brayton Academy (Outstanding)

MAJOR ROADS



A19
A64
M62 / A1M

TENTURE TYPE: FREEHOLD

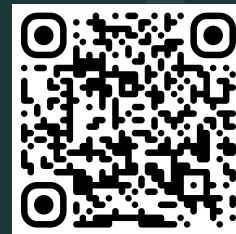
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EPC D

LOCAL AUTHORITY:
North Yorkshire

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