



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



Key Features

- Detached family home dating back to 1865
- Three generous reception rooms
- Italian kitchen with some integrated appliances
- Six double bedrooms
- Four ensuite bathrooms & house bathroom
- Home office/study
- Detached double garage/ workshop
- Enclosed rear garden backing onto fields
- Countryside views to front & rear
- Great location for road and rail links



A wonderful detached family home, dating back to 1865, set in the pretty village of Church Fenton.





Brantwood is a wonderful family home, dating back to 1865, and has been skilfully extended and modernised by the current vendors.

The property is accessed via a welcoming grand reception hallway, with original tiled flooring, panelling and a return staircase leading to the first floor.

The bespoke Italian kitchen, with stylish tiled flooring, has a contemporary feel and has fitted base and wall units, granite worktops and integrated appliances. There are dual aspect windows and a rear entrance porch. The kitchen leads to a utility room with fitted units, single sink and plumbing for a washing machine and space for a tumble dryer and a door to the guest WC.

There are three reception rooms to the ground floor; an elegant living room with a central feature fireplace and dual aspect windows, a formal dining room to the front of the house and an additional reception room/sitting room the rear. This reception room has two sets of French doors leading to the paved patio area and private garden.

To the first floor are four double bedrooms, three of which are serviced by ensuite shower rooms, and a luxury house bathroom.

To the second floor is a further double bedroom with dressing area and ensuite shower room and a sixth bedroom which could be an ideal games room, further sitting room or cinema room. There is also a home office.

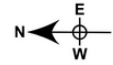
Brantwood is approached via a secure paved driveway which provides parking for several vehicles and gives access to a double garage with an electric door. The front and rear gardens are beautifully maintained, with the rear garden offering views over open countryside and a great degree of privacy.

Church Fenton is an ideal location for commuters, with its village railway station providing links to York (10 mins), Leeds (20 mins) and further afield into Manchester (1hr15) and Central London (2hrs 25). The village has a range of local amenities including two public houses, post office/general store and primary school together with recreational sports facilities to include bowls and Cricket Club. Tadcaster and Sherburn in Elmet provide nearby further amenities.



Brantwood, Nanny Lane, Tadcaster
 Total Approx. Floor Area 3638 Sq.ft. (338.0 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		Current
Very environmentally friendly - lower CO ₂ emissions		
(82+)	A	
(61-81)	B	
(39-60)	C	
(15-41)	D	
(3-34)	E	
(-1-31)	F	
(-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band: F
Council Authority: North Yorkshire Council

