

## MEADOW COTTAGE BRANDSBY



**An idyllically positioned detached country cottage set in delightful gardens of around 0.25 acres & enjoying breathtaking views across open countryside, on the edge of an Area of Outstanding Natural Beauty.**

Entrance hall, sitting room, open-plan dining kitchen/family room, orangery, utility room, cloakroom, master bedroom with walk-in wardrobe & en-suite shower room, two further double bedrooms & house bathroom.

Oil-fired central heating & double-glazing.

Well-established gardens & grounds, workshop & parking.

Privately situated in a rural location between Brandsby & Stearsby.

### GUIDE PRICE £595,000



Meadow Cottage dates from around 1912 and consists of a beautifully positioned country cottage, enjoying panoramic, long range views across open countryside.

The property has been seamlessly extended during the current owner's tenure, to create a delightful home with numerous appealing features. The accommodation comprises entrance hall, sitting room with log burner, spacious open-plan dining kitchen/family room, utility room, guest cloakroom and an orangery. To the first floor is a master bedroom with Juliet balcony, walk-in wardrobe and en-suite shower room, two further double bedrooms and a house bathroom. Constructed of red brick, the cottage benefits from upvc double-glazing and oil-fired central heating.

Set in a lovely plot of approximately 0.25 acres, there are well-established gardens to the front and rear, which enjoy a high degree of privacy. Its cottage gardens feature lawn, a variety of clipped shrubs, several trees, including mature eucalyptus, flagged patio area and a lily pond. Climbing roses and ivy adorn the front of the house, along with a border packed with spring bulbs.

The sought-after village of Brandsby lies roughly 14 miles north of York, on the edge of the Howardian Hills Area of Outstanding Natural Beauty. The village is well placed for access to the nearby Georgian market towns of Easingwold and Helmsley (6 and 10 miles respectively), where there are excellent facilities. Meadow Cottage enjoys a rural situation outside the main village, set well away from the road, and accessed via a good quality private driveway.



## **ACCOMMODATION**

### **ENTRANCE HALL**

Staircase to the first floor. Thermostat. Radiator.

### **SITTING ROOM**

4.7m x 3.8m (max) (15'5" x 12'6")

Cast iron wood burning stove set on a stone hearth. Engineered oak floor. Television point. Casement window to the front and bay window to the rear. Two radiators.



### **OPEN-PLAN DINING KITCHEN/FAMILY ROOM**

6.8m x 4.6m (min) (22'4" x 15'1")

Range of kitchen cabinets with polished granite work surfaces and incorporating a Belfast sink, electric range cooker with extractor hood, fridge freezer and dishwasher. Understairs pantry cupboard, also housing the oil-fired central heating boiler. Tiled floor with underfloor heating. Two casement windows to the front and one to the rear. Radiator.





#### ORANGERY / GARDEN ROOM

4.3m x 3.3m (14'1" x 10'10")

Roof light. Casement windows to three sides. French doors opening onto the rear garden.



#### UTILITY ROOM

3.4m x 1.5m (11'2" x 4'11")

Range of kitchen cabinets incorporating a stainless steel sink unit. Automatic washing machine point. Extractor fan. Coat hooks. Tiled floor. Casement window and stable door to the side.



#### GUEST CLOAKROOM

1.5m x 1.1m (4'11" x 3'7")

White low flush WC and wash basin. Tiled floor. Casement window to the side.

#### FIRST FLOOR

##### LANDING

Loft hatch. Two casement windows to the rear. Radiator.

##### BEDROOM ONE

4.6m x 3.8m (15'1" x 12'6")

Casement window to the front and French doors to the rear, onto a Juliet balcony. Television point. Radiator.





#### WALK-IN WARDROBE

1.8m x 1.5m (5'11" x 4'11")

Hanging rails. Loft hatch.

#### EN-SUITE SHOWER ROOM

2.7m x 1.5m (8'10" x 4'11")

White suite comprising walk-in shower cubicle, wash basin, bidet and low flush WC. Tiled floor. Fully tiled walls. Extractor fan. Recessed spotlights. Casement window to the side. Heated towel rail.



#### BEDROOM TWO

3.8m x 2.7m (min) (12'6" x 8'10")

Period fireplace. Fitted wardrobe. Casement window to the front. Radiator.



#### BEDROOM THREE

3.7m x 2.7m (12'2" x 8'10")

Casement window to the front. Radiator.

#### HOUSE BATHROOM

2.8m x 1.9m (9'2" x 6'3")

White suite comprising jacuzzi bath, walk-in shower cubicle, wash basin and low flush WC. Tiled floor. Fully tiled walls. Recessed spotlights. Casement window to the side. Heated towel rail.



#### OUTSIDE

The overall plot amounts to approximately one quarter of an acre and includes extensive lawn, a variety of clipped shrubs, lily pond, flagged patio and a mature eucalyptus. In the north-eastern corner of the garden is a useful workshop and a set of timber double gates allow vehicular access, although our clients tend to utilise the tarmac pull-in for parking, located just outside the boundary.

#### WORKSHOP

4.1m x 3.0m (13'5" x 9'10")

Electric power and light.





## **DIRECTIONS**

From the centre of Brandsby village, leave the main street (B1363) and head east along Town Street (signposted for Stearsby, Whenby & Sheriff Hutton). After a little over half a mile you will pass Brandsby Church on your right-hand side. After a further quarter of a mile, turn right up a private driveway signed for Spellar Park. Meadow Cottage is at the top of this road.



## **GENERAL INFORMATION**

Services: Mains water and electricity.  
Septic tank drainage.  
Oil-fired central heating.

Council Tax: Band: D (Hambleton District Council).

Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.

EPC Rating: D55.

Post Code: YO61 4RN.

Viewing: Strictly by prior appointment through the Agent's office in Malton.

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





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