

## THE BRAE BROUGHTON ROAD, MALTON



**A spacious & beautifully renovated five-bedroom Victorian town house, providing accommodation of over 2,000sq.ft together with gardens & ample parking, within easy reach of local amenities.**

Porch, entrance hall, guest cloakroom, sitting room, snug/dining room, dining kitchen, pantry, boot room / utility, cellar, first floor landing, master bedroom with en-suite shower room, two further bedrooms & house bathroom, second floor landing, bedroom four & bedroom five.  
Lawned garden to the front with summer house, south-facing courtyard garden to the rear.  
Gated, gravelled driveway with ample room to park.

### OFFERS OVER £625,000

The Brae is a beautiful, five-bedroom Victorian town house located within a short stroll of all Malton's many amenities. The property is constructed of coursed limestone walls, and its slate roof has been completely stripped and recovered within the last year or so. The Brae enjoys some attractive features, including a two-storey castellated bay window, and internally it has been nicely updated but still retains the fine proportions and original detailing one would expect from a Victorian house, including cornicing, picture rails, heavy panelled doors, a number of fireplaces, and an encaustic tile floor to the entrance hall.

The accommodation is arranged over three floors, in addition to a useful cellar. In total the area extends to a little over 2,000sq.ft. A recently built porch opens into a spacious hall with a guest cloakroom to one end. There are two superb reception rooms, each with a fireplace and good quality log burner. The dining kitchen is a light-filled, 'L' shaped space with range of integrated appliances and has French doors that open onto a wonderful courtyard garden, which is a securely enclosed sun trap and ideal for entertaining. At the far end of the kitchen is a useful pantry and boot room/utility. To the first floor there are three bedrooms, the master having a smart en-suite shower room, and a house bathroom. Bedrooms four and five are located on the top floor and enjoy the best views in the house.

Externally, timber double gates open onto a gravelled drive, with plenty of space to park. The front garden is mostly laid to lawn, along with a shrub border in one corner and a timber summer house in another. The rear courtyard is a large and appealing entertaining space with a tiled floor and south-facing aspect.

Malton is a popular and well-served market town located approximately 18 miles north of York and has in recent years gained a reputation as Yorkshire's food capital. Named by The Sunday Times as one of the best places to live, the town enjoys excellent transport links; the railway station is a short walk away and has regular services to York from where London can be reached in less than 2 hours. A full range of amenities can be found within Malton, including a variety of eateries, independent and high street retailers, good schools and leisure facilities. Broughton Road is situated close to the town centre, and The Brae is easily identified by our 'For Sale' board.

## **ACCOMMODATION**

### **PORCH**

Front door opening into:

### **ENTRANCE HALL**

Staircase to the first floor. Encaustic tile floor. Coving. Dado rail. Understairs cupboard. Radiator.

### **GUEST CLOAKROOM**

1.4m x 0.9m (4'7" x 2'11")

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

### **SITTING ROOM**

5.2m (into bay) x 3.9m (17'1" x 12'10")

Cast iron wood burning stove set on a granite hearth and within a limestone surround. Coving. Picture rail. Ceiling rose. Joiner built cabinets to either side of the chimney breast. Television point. Bay window to the front with plantation shutters. Radiator.



### SNUG / DINING ROOM

3.9m x 3.6m (12'10" x 11'10")

Cast iron wood burning stove set on a granite hearth and within an original marble surround. Coving. Picture rail. Ceiling rose. Two wall light points. Television point. Sash windows to the front and side. Two radiators.



### DINING KITCHEN

4.1m x 3.7m (13'5" x 12'2")

Plus 4.3m x 2.2m (14'1" x 7'3")

A light-filled 'L' shaped space with range of kitchen cabinets with solid oak work surfaces incorporating a ceramic sink unit and multi-fuel range cooker with extractor hood. Integrated dishwasher and fridge freezer. Television point. Two wall light points. Tiled floor. Door leading to the cellar. Casement window to the rear and two full-length casement windows and French doors onto the rear courtyard space. Two Velux roof lights. Two radiators.



#### PANTRY

2.3m x 1.7m (7'7" x 5'7")

Fitted shelving. Quarry tile floor. Casement window to the rear and skylight.

#### UTILITY / BOOT ROOM

3.3m x 2.1m (10'10" x 6'11")

Range of kitchen cabinets with solid oak work surfaces, incorporating bench seating. Stainless steel sink unit. Cupboard housing the pressurised hot water cylinder and gas central heating boiler. Automatic washing machine point and space for tumble dryer. Tiled floor. Casement window, Yorkshire sliding sash window and door onto the courtyard. Velux roof light to the rear. Heated towel rail.



#### CELLAR

3.9m x 3.1m (12'10" x 10'2")

Steps leading down from the Kitchen.

#### FIRST FLOOR

##### LANDING

Coving. Dado rail. Staircase to the second floor. Sash window to the side.



#### BEDROOM ONE

3.9m x 3.8m (into bay) (min) (12'10" x 12'6")

Range of fitted wardrobes and drawers. Coving. Bay window to the front. Radiator.



#### EN-SUITE SHOWER ROOM

2.4m x 1.3m (7'10" x 4'3")

White suite comprising double shower cubicle, wash basin with vanity unit and low flush WC. Extractor fan. Tiled floor with electric underfloor heating. Fully tiled walls. De-misting mirror. Heated towel rail.



#### BEDROOM TWO

4.1m x 3.8m (max) (13'5" x 12'6")

Coving. Fitted wardrobe. Period fireplace. Sash window to the rear. Radiator.



#### SECOND FLOOR

##### LANDING

Coving.

#### BEDROOM THREE

3.9m x 2.8m (max) (12'10" x 9'2")

Coving. Ceiling rose. Sash window to the front. Radiator.



#### BEDROOM FOUR

3.9m x 2.8m (min) (12'10" x 9'2")

Sash windows to the front and side. Period fireplace. Radiator.



#### HOUSE BATHROOM

2.8m x 1.7m (9'2" x 5'7")

White suite comprising bath with shower over, wash basin and low flush WC. Tiled floor. Loft hatch with pull down ladder. Sash window to the rear. Heated towel rail.

#### BEDROOM FIVE

3.9m x 3.8m (max) (12'10" x 12'6")

Sash window to the side. Two Velux roof lights to the rear. Radiator.

## OUTSIDE

The house occupies a slightly elevated position and is set well back from the road behind a lawned front garden with shrub borders and timber summer house (2.7m x 2.7m). Timber double gates open onto a gravelled drive, with plenty of space to park. The rear courtyard is a large and appealing entertaining space with a tiled floor and south-facing aspect.

## GENERAL INFORMATION

**Services:** Mains water, electricity, gas and drainage. Gas central heating.

**Council Tax:** Band: E (North Yorkshire Council).

**Tenure:** The property is Freehold, and that vacant possession will be given upon completion.

**Post Code:** YO17 7BP.

**EPC Rating:** Current: E41. Potential: C72.

**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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

