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CHARTERED SURVEYORS



THE OLD SAWMILL · BRANDSBY · YORK





THE OLD SAWMIL

Town Street, Brandsby, York
YO61 4RQ

*Easingwold 4 miles · Helmsley 10 miles
Malton 13 miles · A19 / Thirsk 14 miles
York 14 miles*

**A fine village house in the
Howardian Hills with a garage
and large garden**

Entrance and staircase hall,
cloakroom/wc, 3 reception rooms, study,
kitchen/breakfast room, utility room,
principal bedroom suite with bathroom
and dressing area, 2 further bedrooms,
2 further bathrooms

Detached garage block, dog run and
pen, summer house

Gardens and grounds

In all just over 0.8 acres

For Sale Freehold

This highly individual house, white rendered with a steeply pitched roof and tall chimneys, sits in the heart of the village surrounded by its gardens which extend at the rear. Formerly belonging to the Brandsby Estate the house has had an interesting history having, in its former life, been a cheese and butter factory that opened for business in 1885 under the direction of the last squire of Brandsby. By 1894 this business had become the Brandsby Agricultural Trading Association, more commonly known as BATA and 130 years later this same business continues to serve the wider agricultural community. In the 1900s the property became a sawmill from which it takes its name. The Old Sawmill is now a hugely appealing house that has been a much-loved home for nearly 35 years.

- Period detached house in the heart of a village
- Versatile accommodation totalling nearly 2400 sq ft
- Driveway and double garage
- Extensive gardens to three sides
- Howardian Hills AONB countryside
- Convenient for Easingwold, half an hour's drive from York

The Old Sawmill is a very comfortable house with well-organised living accommodation that is part open plan on the ground floor. The current owners considered extending the property through the addition of a green-oak conservatory and certainly the plot allows for further development subject to planning permission. A useful ground floor bathroom with a new shower could become part of a ground floor bedroom suite by appropriating the room currently used as a snug.

The kitchen breakfast room has a large window overlooking the garden as well as

fitted kitchen units that include a breakfast table, integrated appliances and an induction hob; alongside is a useful utility/boot room giving outside access.

The elegantly proportioned sitting room is triple aspect with an open fire that is double-sided; in the adjacent dining room the fireplace has been fitted with a bespoke plate that blocks the direct flame but retains the heat, effectively acting as a radiator. The large study is a versatile room that has fitted cupboards with shelving and hanging, and the front room with its garden views serves as a snug/television room. A staircase rises to the first floor where there are three double bedrooms and two bathrooms. The principal bedroom suite lies on the eastern wing of the house and includes a walk-in cupboard, dressing area and en suite cloakroom/wc with airing cupboard. The bedroom has a balcony, eaves storage and a double-sized Velux giving a fine outlook over the garden. The additional first floor bedrooms flank the house bathroom and have fitted cupboards and storage.

Outside

The house is set behind a smart front garden and clipped mixed hedge lined with mature lime trees within which sits a double-length timber gate that swings open to give access to a gravelled drive, shared with one neighbour. The drive continues to a secure two-bay garage constructed of rendered brick with pantile roof. It has secure sliding timber doors, windows, cast-iron guttering, power, light and a fixed ladder leading to a large mezzanine level for storage. Alongside is an outside spring water tap and a dog run with enclosed sleeping area. The house is surrounded by its own gardens and grounds, and the gardens are predominantly lawned with colourful beds, trees and shrubs, largely extending to the rear.

Abutting the house is a generous area of paved terrace that meets the drive and is sheltered by a low brick wall framed by borders. Behind, the lawns ascend gently interspersed with sculpted herbaceous borders, topiarised shrubs and a small orchard. Close to the house, a flight of stone steps leads to a paved seating area of brick and stone in the shade of a fine redwood tree.

A further flight ascends to the renovated Victorian summer house with solar panel that charges a 12-volt battery, and beyond to a viewing area that enjoys a commanding position at the highest point of the garden. This upper part of the garden is landscaped with well-established shrubs giving all-year colour and shape.



Tenure: Freehold

EPC Rating: F

Services & Systems: Mains electricity and water. Oil central heating. Private drainage. Superfast broadband 70mbps.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: North Yorkshire Council
www.northyorks.gov.uk

Directions: The Old Sawmill can be found on the left hand side of Town Street just off the junction with the B1363 that runs through Brandsby.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Environs

Brandsby lies south of the North York Moors and within the beautiful countryside of the Howardian Hills where the Vale of York gives way to undulating, wooded terrain. Nearby lies the charming Georgian market town of

Easingwold which provides a good range of facilities. York and its railway station are a short drive to the south, and Leeds Bradford Airport can be reached within the hour. Closer to home, the village of Stillington provides excellent facilities with a store, pubs, primary

school, doctor's surgery, and excellent sports facilities. Both private and state schooling abound, with Ampleforth College close to hand and York schools within easy reach. There is a school bus to Easingwold and Ryedale schools.

The Old Sawmill, Brandsby, York, YO61 4RQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2390 SQ FT / 222.01 SQ M - (Excluding Garage)
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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City

Country

Coast