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ESTABLISHED 1992



BARFIELD • BRANDSBY • YORK





BARFIELD

Brandsby, York, North Yorkshire
YO61 4RG

Easingwold 4.5 miles • Helmsley 10 miles
Malton 13.5 miles • A19/Thirsk 14 miles
York 14 miles

Exceptional family house in the heart of the village, set in over two acres

Entrance and staircase hall • 3 reception rooms • kitchen/dining/living room • utility room/pantry • cloakroom/wc • games room • boot room • plant room

Principal bedroom suite with dressing room and bathroom • 5 further bedrooms all with en suite bathrooms

Tennis court • 3 stables with store • 2 further outbuildings • log store • driveway

In all some 2.1 acres

For Sale Freehold

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Barfield is a country house that successfully marries period architecture with contemporary design. It enjoys a bucolic setting with a superb outlook across the rolling open countryside of the Howardian Hills. The original part of the property was formerly two cottages, constructed in 1894 of stone and pantile. In recent years, the entire property has undergone a comprehensive programme of renovation to include a two-storey extension, an architectural triumph that forms a seamless connection between inside and out. This high-functioning and elegant home comes with over two acres of gardens and grounds, and is available on the market for the first time in 15 years.

- Detached period house in the heart of Brandsby
- Fully updated – renovated and extended
- High end luxury incorporating contemporary design
- Powered by green energy with an air source heat pump
- Exceptional open plan kitchen/dining/living space
- Outstanding principal bedroom suite with picture windows
- Surrounded by gardens and grounds
- Far-reaching views enjoyed from all principal rooms
- Tennis court, stables, outbuildings

- Howardian Hills AONB with glorious walks from the doorstep

Barfield successfully integrates dramatic open plan living spaces with traditional interiors featuring fireplaces and exposed beams. Striking stone fireplaces, original floors, original cupboards, exposed oak beams and trusses.

It has been brought fully up to date with new floors, a custom-designed staircase and bespoke doors and windows. The property has impressive eco-credentials with air-source heat pumps, underfloor heating, high-level insulation, and a modern heating system with woodburning stoves from Hot Box Stoves in York.

A grand entrance hall successfully links the original house with the new extension and a luxury Cubi Stack woodburning stove takes centre stage at its head servicing both floors. The 1500 sq ft kitchen/dining/living room is approached via a flight of steps. This palatial room has wall-to-wall sliding doors on three sides that open wide to a wraparound paved terrace giving access to the tennis court and an expansive courtyard space, notably private and ideal for family gatherings and entertaining. The kitchen is fitted with sleek integrated units, a large island with family breakfast bar, quartz work surface, Quooker tap, and an electric Aga. A door, skilfully concealed, opens to the range of utility areas with an external door to an enclosed rear courtyard garden, giving access to the drive.

The three reception rooms sit within the nineteenth century part of the building and all have French doors that open southwards onto sweeping lawns. These well-proportioned living rooms reflect the period, featuring mellow oak ceiling beams and imposing stone fireplaces housing wood-burning stoves.

A staircase rises to the galleried first floor landing where there are six double bedrooms, all with en suite bathrooms. Four are full-height, dramatically rising into the roof space with fitted wardrobes, sliding-sash windows and en suite bathrooms with rooflights. Two bedrooms fall within the new extension. The principal bedroom suite is a breathtaking creation. Full height, wall-to-wall windows on two sides of the bedroom, along with a Juliet balcony, provide a particularly private outlook over the garden to the rising hills beyond. Alongside is a dressing room and bathroom. Bedroom 3 also has full-height windows with a Juliet balcony with glass balustrades providing a fine outlook west over the tennis court.



Outside

The house is discreetly hidden from the village. At the head of the drive, on the roadside, is an attractive timber outbuilding with paned windows, a pantile roof and power. The gravelled drive sweeps in front of the house, providing ample space for the parking and turning of multiple vehicles.

The house sits within its garden and grounds and borders open fields. Wrapping around the south and west elevations of the house, the sweeping lawns are dotted with mature broadleaf trees,

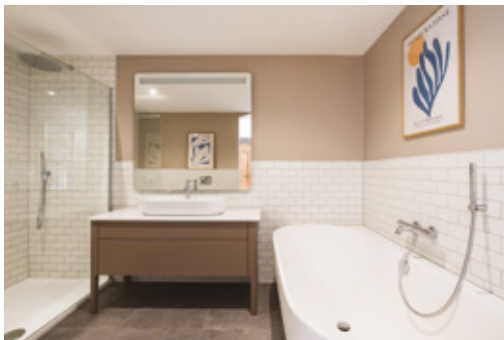
a shrubbery and a copse of Scots pines where a next box attracts a local barn owl. A detached stable block with power lies on the northern boundary and the whole is bordered by a post and rail fence and high mature hedge. On the western front, close to the house, is the all-weather tennis court, enclosed by traditional 2.75m high fencing. The rear terrace is particularly private and sheltered, a sun-trap in fine weather. It is beautifully landscaped and features a pergola, flower beds and large planters on the perimeter, and an attractive stone outbuilding at the far side. With its seamless connection to the kitchen/

dining/living room and glorious views of the Howardian Hills beyond, it makes an ideal space for family gatherings and large scale entertaining.

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 Cundall Manor and York schools within easy reach. There is a school bus to Easingwold and Ryedale schools.



Tenure: Freehold

EPC Rating: D

Council Tax Band: H

Services & Systems: Mains electricity, water. Private drainage – water treatment plant. Air source heat pump. Underfloor heating.

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.

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

Directions: Barfield is located in the heart of the village. The property can be identified by the timber outbuilding with windows at the head of the drive, on the B3163. **what3words** [///crunchy.ember](https://www.what3words.com/crunchy.ember). amounting

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.

Barfield, Brandsby, York, North Yorkshire YO61 4RG

Approximate Gross Internal Floor Area Main House - 6169 SQ FT / 573.17 SQ M - (Excluding Void, Log Store & Outbuildings)
Total - 7151 SQ FT / 664.38 SQ M - (Excluding Void)

For identification only. Not to scale. All Measurements and fixtures including doors and windows are approximate and should be independently verified.



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City

Country

Coast