

# BROOKFIELD

Pickering Road East, Snainton, North Yorkshire YO13 9AF



## BROOKFIELD

**Detached family house with south facing gardens  
in a village with local amenities midway between  
Pickering and Scarborough**

*Pickering 8 miles • Scarborough 9 miles  
Malton 13 miles • York 29 miles*

Staircase hall • open plan kitchen/dining/living room •  
walk-in pantry • utility/laundry room • wc • sitting room •  
study/gym

Principal bedroom suite with bathroom and walk-in  
cupboard • 2 further double bedrooms • house  
bathroom

Second floor playroom

Integral garage • outbuilding • 2 sheds • dog run (inside  
to outside) • greenhouse • hot tub

Wraparound gardens

**For Sale Freehold**

**Blenkin**  
**& Co**

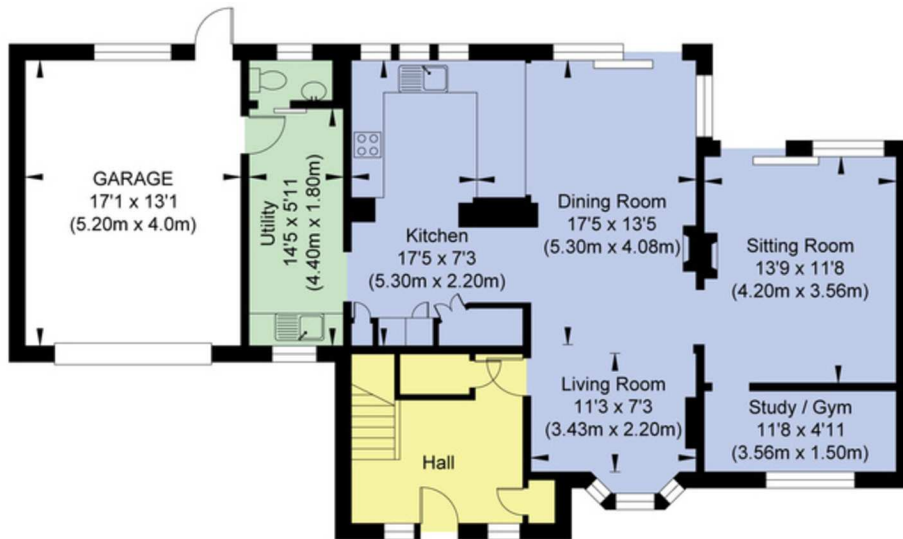
ESTABLISHED 1992

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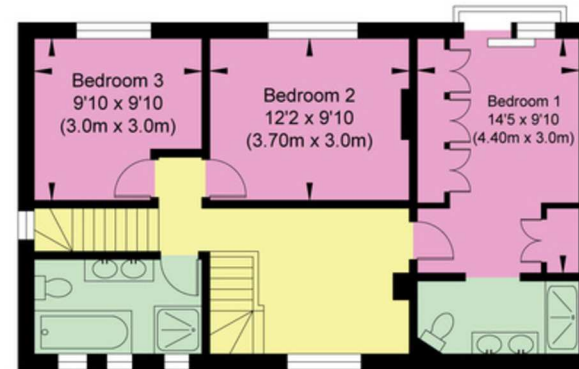
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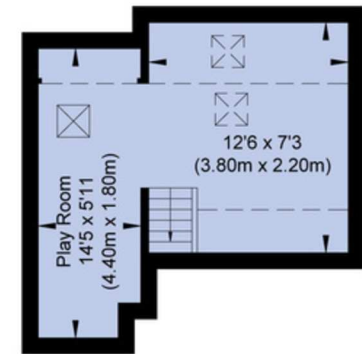
# Brookfield, Snainton, Scarborough YO13 9AF



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 912 SQ FT / 84.7 SQ M



First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 636 SQ FT / 59.1 SQ M



Second Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 283 SQ FT / 26.3 SQ M

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1831 SQ FT / 170.10 SQ M - (Including Outbuildings)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Brookfield is a superb family house that has been skillfully extended and renovated in recent months. The accommodation flows beautifully. It sits at the edge of the village with a lovely outlook to the front and bordering a private nature reserve at the back.

- Detached 1940s house, superbly renovated
- Versatile accommodation over 3 floors totalling more than 2000 sq ft
- Open plan kitchen/dining/living room
- South facing gardens at the rear
- Garage, driveway with parking for several vehicles and EV point
- Newly fitted hot tub included in the sale

- Seamer Railway Station 15 minutes' drive
- Active community village with many amenities
- Convenient and accessible village

The house has been comprehensively renovated with a new roof, windows, electrics and a heating system and has been fully decorated throughout. The double garage was constructed in 2024. Character has been added with exposed brickwork, wall panelling and contemporary column radiators all complemented by recessed downlights and picture windows with aluminium frames.



**Tenure:** Freehold

**EPC Rating:** C

**Council Tax Band:** D

**Services & Systems:** Mains electricity, water and drainage. Gas central heating. Combi boiler with a pressurized cylinder. Zoned heating. 12 solar panels with a strong feed-in tariff.

**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](http://www.northyorks.gov.uk)

**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.







At the heart of the home is the open plan kitchen/dining/living room, a superb family space with a canted bay window and floor-to-ceiling sliding aluminium doors opening onto the south facing garden terrace. The contemporary fitted kitchen has built-in appliances, a double sink, stone worktops and a traditional walk-in pantry; alongside is a large utility/laundry room with wooden worktops and a double Belfast sink; sliding pocket doors open to the useful downstairs wc. A double sided, multi-fuel stove is shared between the dining room and sitting room where another pair of sliding doors provide access to the sunny rear garden. To the front is a useful space, currently housing a treadmill but would work equally well as a study area.

The spacious first floor landing gives access to three double bedrooms and a four-piece family bathroom, and has a generous study area with an outlook over green pastures. The principal bedroom suite has floor-to-ceiling glazed doors that slide open to a Juliet balcony overlooking the back garden and giving views of the Yorkshire Wolds in the far distance; it comes with a spacious bathroom including a double vanity unit and large walk-in shower. The bathrooms all have contemporary fittings and underfloor heating.

An oak staircase ascends to a charming second floor series of rooms, light and bright with three Velux windows.





## Outside

The house is set well back from the deep grassy verge and screened with a double hedge boundary of privet and laurel providing all-year cover. Stout wooden gates open to the gravelled drive leading to the garage and EV charging point, with a turning area with ample parking for several vehicles. The integral garage (wide single) with storage above has an electric door was constructed circa 2018. Alongside the drive is an area of lawn scattered with several trees, shrubs and boundary hedges.

A secure garden gate opens to the side return, wide enough to house a timber shed. The paved pathway continues beyond a further garden gate to the lovely rear garden. Fully enclosed and dog proof, the garden enjoys south facing sunshine and a wonderful leafy outlook. Predominantly laid to lawn, there are a few shrubs and apple trees as well as a shed and greenhouse on the far corner. A detached garden outbuilding is fully boarded and insulated, offering scope to become a home office, gym or annexe. In front is a paved terrace with pergola featuring a hot tub.





## Environs

Snainton lies along the A170 Thirsk to Scarborough road on the southern edge of the North York Moors. In this thriving village there is a doctors' surgery, two pubs (one a pub restaurant), primary school, village hall, fish & chip shop, golf driving range and riding stables, amongst other amenities. A number of fine market towns lie within easy reach by car or bus as does the Yorkshire coast and Dalby Forest. The railway station at Malton is twenty minutes' drive away and connects to York and the national rail network beyond. Seamer Railway station is even closer.

## Directions

The house lies at the far eastern end of the village, opposite open farmland, as denoted by the For Sale sign. Heading east, the house is on the left hand side.

**What3words:** ///beginning.mason.posed

## Viewing

Strictly by appointment.



**Important notice** 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** March 2025

