



The Old Bakery, Brandsby Street, Crayke, York YO61 4TB

Stephensons

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EST. 1871

A characterful and surprisingly spacious 4 bedroom property with origins believed to date back as far as the early 18th Century and featuring extensive off road parking, triple garaging and a versatile 500 sq ft annex/home office. The living accommodation on offer includes a spacious reception hall, 3 formal reception rooms, impressive dining kitchen, principal bedroom with stylish en-suite bathroom, 3 further bedrooms and a separate shower room.

North Yorkshire Council - Tax Band F

Viewings via Easingwold Office 01347 821145



A spacious reception hall with feature fireplace leads off into a charming snug with wood burning stove, formal dining room and a 20'10" long living room with open fire and double doors opening out into a delightful, paved patio with an original feature well. The 20'2" long dining kitchen features a vaulted beamed ceiling, 2 skylights and a sliding door onto the patio plus utility room and rear porch.

The first floor, accessed via 2 independent staircases, provides a principal bedroom with en-suite bathroom, 3 further bedrooms and a shower room. Other internal features of note include secondary glazed sash windows, oil fired radiator central heating and solar panels supplementing the property's energy supply.

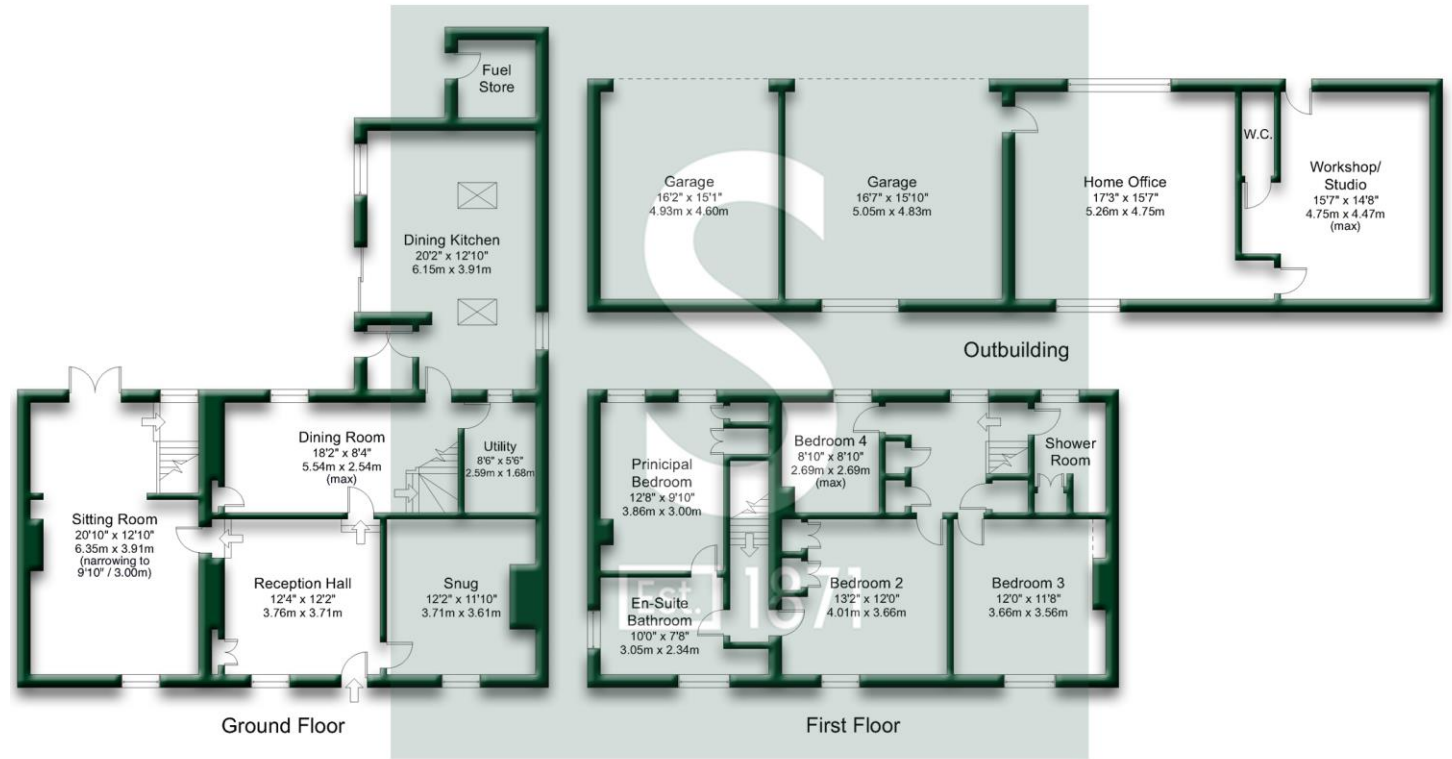


Externally to front garden is laid to lawn and a gated driveway leads up to a generous area of hard standing which provides extensive parking and access into 2 larger than average garages (1 with inspection pit) with remote control roller doors. The adjoining annex, currently used as a home office and workshop with kitchenette and wc, is centrally heated and offers tremendous versatility for a variety of uses. The property also features a lawned rear garden store and a number of well stocked shrub beds and borders, brick built log store with WC and wash basin.









Gross internal floor area excluding Fuel Store & Outbuilding (approx.): 177.5 sq m (1,911 sq ft)
Not to Scale. Copyright © Apex Plans.

Services

We have been informed by the Vendor that all mains services are connected to the property with the exception of gas.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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