



## Brandsby Street, Crayke Guide Price £650,000

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.

\*\*\* NO ONWARD CHAIN \*\*\*

Follow Stephensons on your favourite social media platforms for exclusive video content, pre-market teasers, off market opportunities and a head start on other house hunters by getting to see many of our new listings before they appear online. Find us by searching for stephensons1871.



## Overview

A characterful and surprisingly spacious 4 bedroom cottage 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.

## Inside

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 cottage's energy supply.

## Outside

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.

## Tenure

Freehold

## Services/Utilities

Electricity, water and sewerage are understood to be connected.

## Broadband Coverage

Up to 1600\* Mbps download speed

\*Download speeds vary by broadband providers so please check with them before purchasing.

## EPC Rating

D

## Council Tax

F - North Yorkshire Council

## Current Planning Permissions

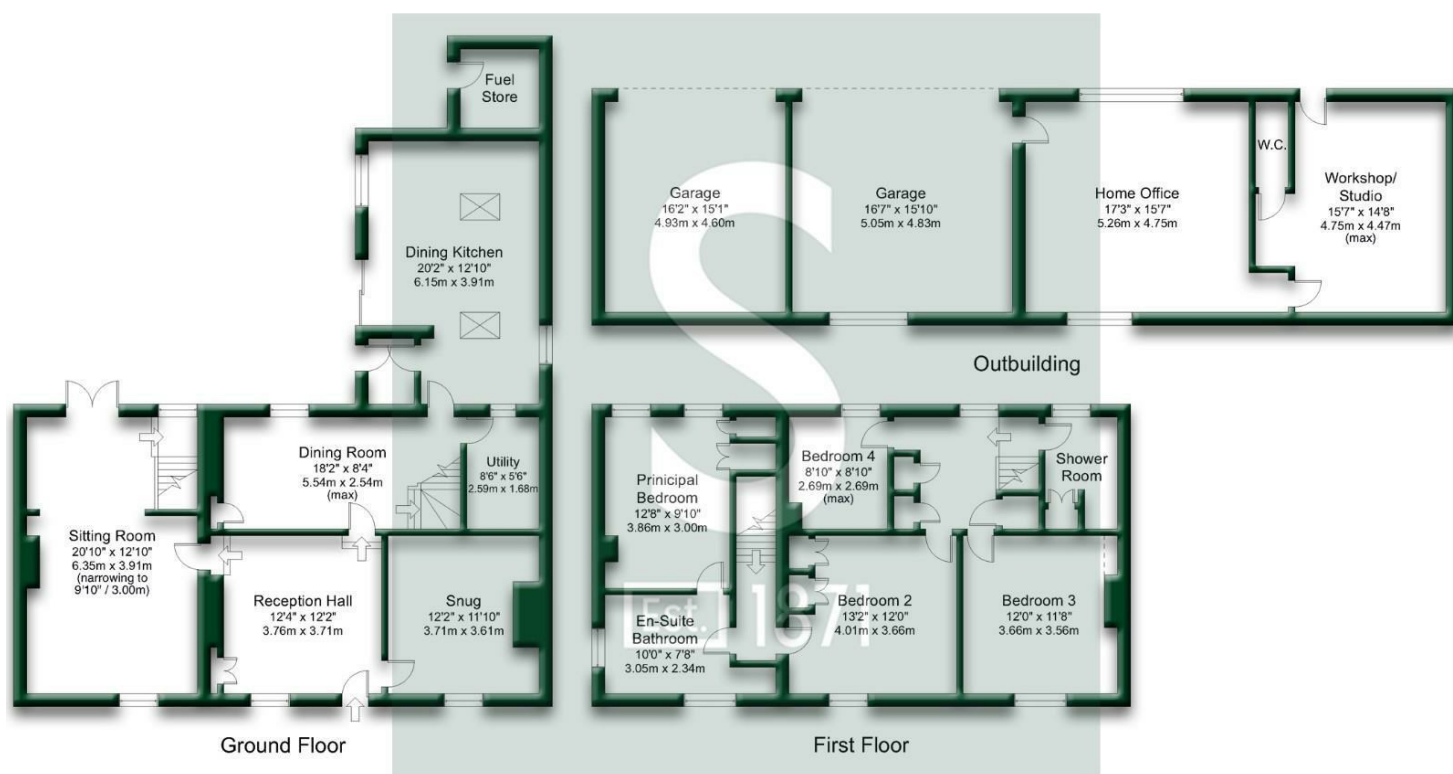
No current valid planning permissions

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold

## Viewings

Strictly via the selling agent - Stephensons Estate Agents, Easingwold



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



## Stephensons

|                     |              |
|---------------------|--------------|
| York                | 01904 625533 |
| Knaresborough       | 01423 867700 |
| Selby               | 01757 706707 |
| Boroughbridge       | 01423 324324 |
| Easingwold          | 01347 821145 |
| York Auction Centre | 01904 489731 |
| Haxby               | 01904 809900 |

## Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

## Associates

N Lawrence

