



Mill Lane, Brayton, Selby Offers In The Region Of £750,000

NO ONWARD CHAIN

Extensive family home extending to over 3,000 square foot, located along one of the areas most desirable locations.



The property's ground floor accommodation is particularly admirable, enjoying family and more formal areas with a spacious open plan kitchen living arrangement. Furthermore, the ground floor is enhanced by a dining hall, study and important boot room/utility room.

On entering the property, a front door leads into a porch which merges into a spacious hallway with the ability to be used as a dining space depending on the individual(s) requirements. From the hallway, a turned staircase leads to the first floor landing.

There is an open plan breakfast kitchen and dining area. The modern kitchen comes equipped with a comprehensive range of integral appliances including white goods and cooking facilities and enjoys wall and base units to three sides including a large breakfast bar. Views along the paddock can be enjoyed from every window to the rear elevation and in particular from the kitchen/diner.



Located off the kitchen/diner is a large utility room, also used as a boot room with downstairs toilet and boiler room. Within the utility are further wall and base units with a sink unit and drainer and external door.

The extensive family room is of an L shape with a wood burning stove, elevated and inset into the wall making it a feature of the room. Located off the family room is a home office which can also be used as a play room or snug.

Adjoining the rear elevation is a large conservatory of brick and uPVC construction. This space provides wonderful views overlooking the paddock and provides important extra accommodation to the ground floor arrangement. Planning approval was granted in 2009 under planning reference 2009/0983/HPA.



To the first floor, a central landing serves four double bedrooms and house bathroom. all bedrooms benefit from a double glazed window and central heating radiator. The master bedroom runs the full depth of the property and is complemented by a spacious en suite. The internal accommodation is completed by a magnificent house shower room having elegant tiling to the floor and walls, with an elevated walk in shower, floating vanity hand wash basin, low flush wc, and heated towel rail.

Externally, the property is accessed directly off Mill Lane via a private drive which in turn adjoins a sweeping driveway into the grounds of the property. Brick wall and pillars with two tall wooden electric gates provide important privacy and exclusivity to the property only.



The boundaries to the front are enclosed by brick and fencing with the majority being driveway and off street parking. To the rear, there is a private landscaped area, designed for outdoor dining and entertainment.

Agents note - there is up to 3 acres of paddock land available to rent by separate negotiation. The land is situated directly behind the rear elevation and to the west of the property. More details of which can be provided by the selling agent. The land is not, however, up for negotiation to purchase but a rental agreement between the prospective purchaser and owner will be considered for equestrian use only.



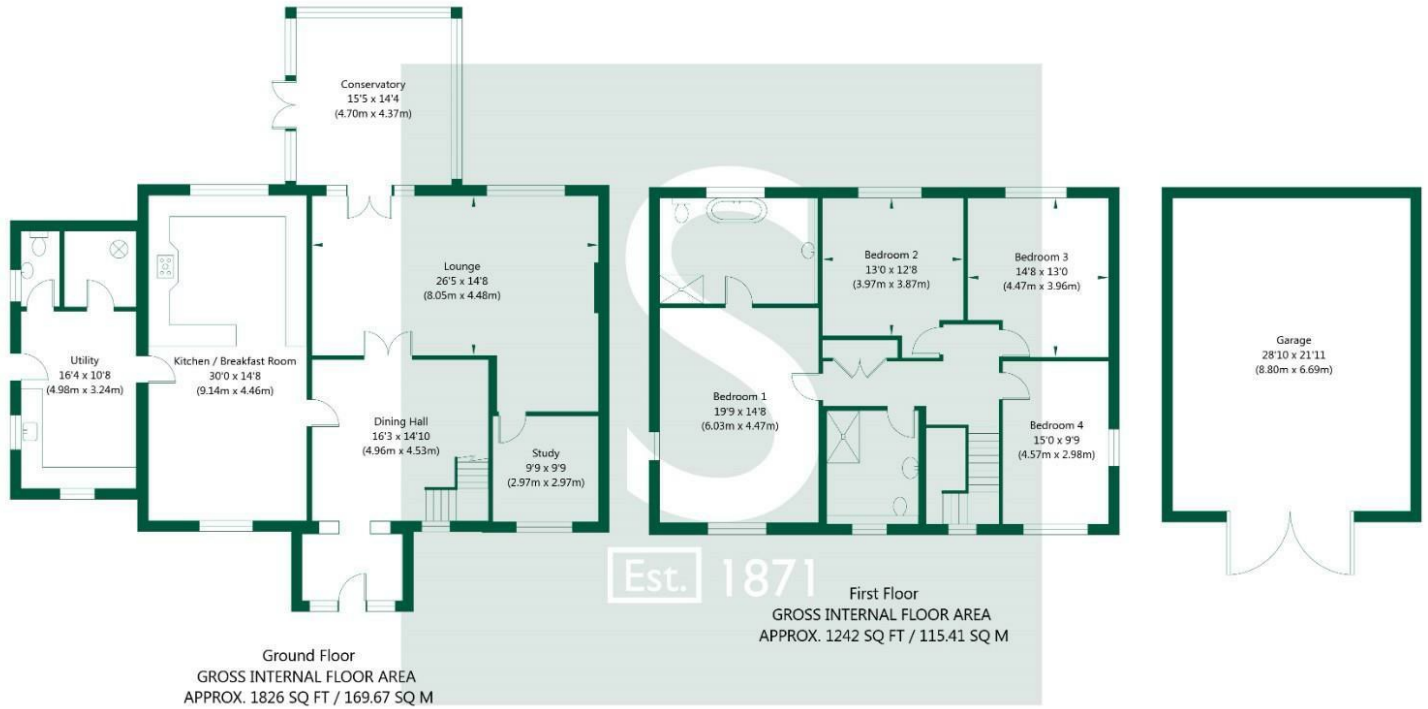
Mill Lane Stables, a fantastic equestrian facility is positioned only a stones throw away and offers such facilities as indoor and outdoor arenas, off-road riding, all levels of riding instruction, DIY, holiday and full livery.

EER- 73 (C)

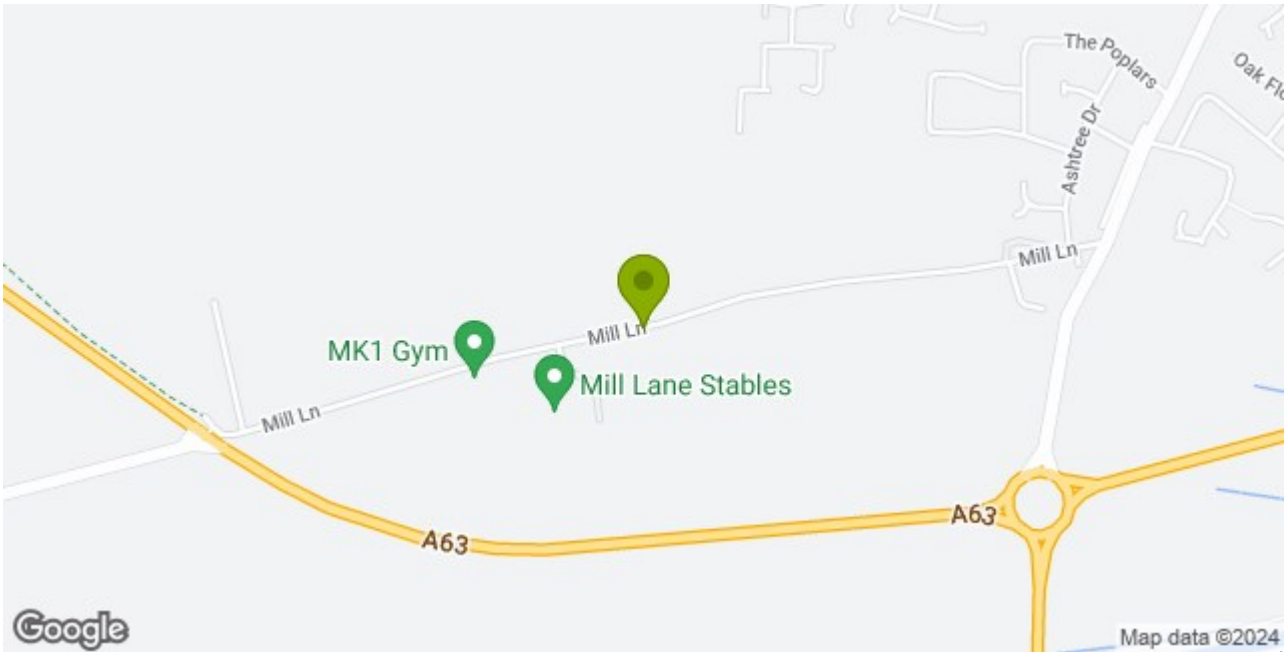
Council Tax - Selby Council Band - F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Mill Lane, Brayton, YO8 9LB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 3068 SQ FT / 285.08 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
www.exposurepropertymarketing.com © 2022



Stephensons

York	01904 625533
Knarborough	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

