



Mill Hill Farm , Brighton

£895,000

- Beautiful Double Fronted Farmhouse
- Ground Floor Cloaks & Utility Room
- Elegant House Bathroom/WC
- EER 40 (E)
- Comprehensively Renovated
- Standing in 2.57 Acres
- Two Reception Rooms
- Open Plan Living Kitchen
- 4 Bedrooms, 2 With BI Bespoke Wardrobes
- Triple Garage with Workshop

A most charming double fronted farmhouse with triple garage set within beautiful grounds of 2.57 acres.

Mill Hill Farm is a former working farmhouse which has been sympathetically restored and modernised throughout, blending the perfect balance of the history of the property with modern day living. The present owners acquired the property in 1997 as a tired former farmhouse and have since carried out a comprehensive programme of renovation works which has seen the house significantly enhanced and modernised throughout. The major works started in 2011 when planning permission was granted for the erection of a detached triple garage. The garage extends to over 1,000 sq. ft. with mains electric and water supply connected.

Internally, a new kitchen has been installed along with underfloor heating, new bathroom suite, built in bespoke wardrobes and a new central heating system and boiler fitted around 2021. The present owners have carefully designed the interior of the property, focusing on retaining historic features contrasting with contemporary living. In the same year, the owners replaced all the windows throughout the property and chose a more traditional design in keeping with the history of the property. A well regarded local joinery firm hand made each sash window with Accoya wood, which come with a 25 year guarantee.

The property welcomes you through a front door into a spacious entrance hall with Victorian style tiled flooring and turned staircase leading to the first floor arrangement. To the left of the hall is an impressive open plan kitchen area focused around a large central island with granite work surfaces over. The kitchen area enjoys a range of wall and base units along with tall built in units. There are a number of integral appliances and recess for cooking facilities.

The kitchen area was designed so that it could incorporate a dining area, which could also be used as a snug depending on the individual(s) requirements. Thanks to a cast iron wood burning stove, the dining area becomes one of the present owners favourites spots in the winter months. There are double glazed windows to the front and rear elevations not only providing ample natural lighting but to also enjoy the views over the neighbouring countryside fields and your own private land.

Located off the kitchen is a separate hall which in turn leads to a ground floor cloakroom wc and utility area along with a second reception room. This has been occupied by the present owners for varying purposes including a home office, snug or reading room. Recent planning permission was granted in 2022 to convert and extend the existing snug and stores to create a new access and boot room, adding approximately 400 square foot reception to the rear and side elevations. All the planning documentation can be obtained via our agency or the East Riding Council web portal site under 21/04715/PLF.

The ground floor accommodation is further enhanced by a cosy yet spacious main living room and with a darker style décor choice and high ceilings, this room is undoubtedly the perfect choice to retreat into on an evening. There is a handsome fireplace with open fire positioned in addition to a window to the front elevation.

To the first floor, a central landing gives access to four bedrooms and a house bathroom. There are three well proportioned double bedrooms, two of which are complemented by bespoke fitted wardrobes. The ceiling height and decoration of each of the four bedrooms is to be admired, coupled with the sash double glazed windows.

The house bathroom redesign is another project that the present owners have successfully accomplished, now showcasing a beautiful family bathroom, focused around a traditional suite. There is an impressive walk in shower and separate roll top cast iron slipper bath, together with a vanity hand wash basin and low flush wc.

The property is situated on the outskirts on this ever popular village of Brighton, parallel to Clay Lane and is undoubtedly one of the most recognised properties in the area. Standing proud within its own private grounds of 2.57 acres, Mill Hill Farm's handsome and flawless appearance stands out and is positioned perfectly to enjoy almost 360 degree views of the surrounding countryside.

Accessed directly off Clay Lane, the grounds of the property are entered through two brick pillars with wrought iron gates onto a substantial and enclosed gravelled area. The triple garage is positioned adjacent to the property and has three separate electronic doors, with a window to one side and four Velux windows to the roof. Internally the flooring is concrete, with storage space within the eaves, along with power, electric, EV charging point and water services.

The garden immediately to the front of the property is predominantly laid to lawn and enclosed by a low level brick wall and black wrought iron railings spanning the full width of the front boundary. The garden continues alongside the left elevation into a more private garden before merging into a substantial open garden.

The plot within its entirety extends to 2.57 acres and towards the east side, the land is divided into two. One area is made up of a variety of established fruit trees which measures 0.61 acre and the other 0.89 acre is designed for potential equestrian or recreational use. Each boundary is enclosed by way of either post and rail fencing or is tree lined, creating an important enclosed space for all. Within the 1 acre garden stands a timber triple garage/tractor shed built on a concrete base. At the western edge is an Accoya Victorian style greenhouse with vegetable area and secluded additional patio for entertaining and enjoying the stunning sunsets.

The surrounding views are to be admired, particularly to the north of the property where the fields runs slightly downhill creating an elevated and clear view across the fields and beyond.

Nestled in the heart of East Yorkshire, Brighton is a charming village that offers a unique blend of tranquillity and history. This picturesque destination is perfect for those seeking to escape the hustle and bustle of city life and immerse themselves in the serene beauty of the English countryside. Edged by the River Derwent to the West and Howden to the East, it is a great part of Yorkshire with quick and easy access to both York, Selby and throughout the county.

The property showcases a near perfect characterful home with the right balance of modern living, set within the most impressive grounds of 2.57 acres. It is therefore as the acting agents, we strongly recommend an early inspection, viewings are strictly via appointment only.

The property is serviced by oil central heating, septic tank for the drainage and mains electric and water. We assume the property is freehold although we have not seen sight of the title deeds.

EER- 40 (E)

Tenure - Freehold

Council Tax - East Riding of Yorkshire Council, Band - C

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

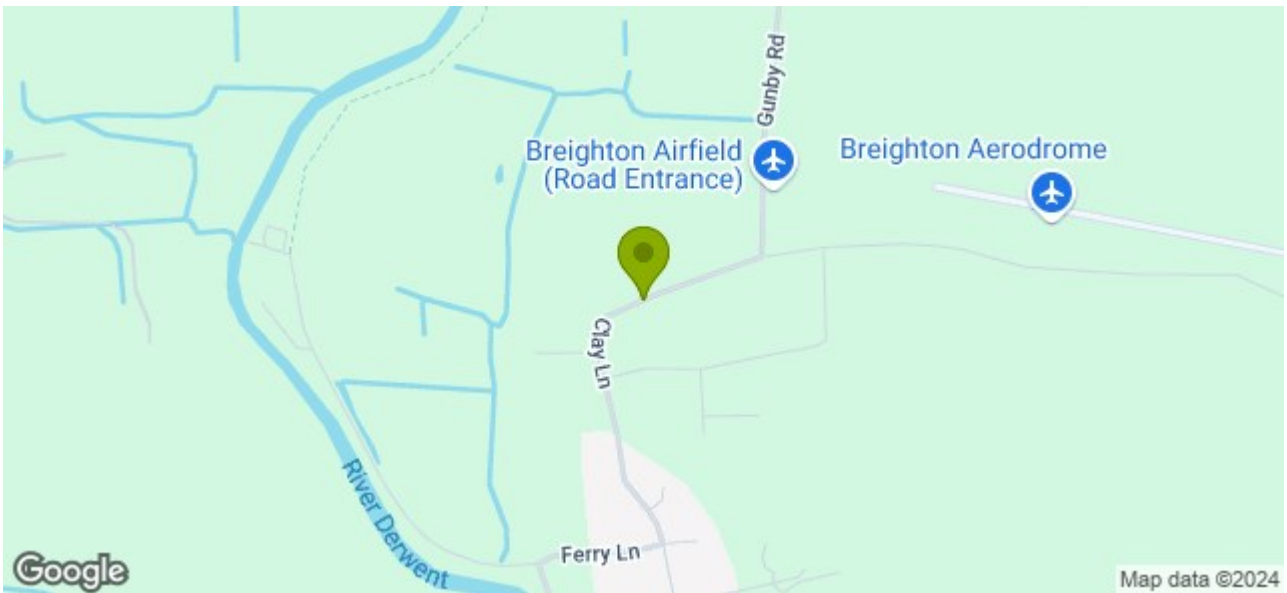




Brighton, Selby, YO8 6DH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1806 SQ FT / 167.84 SQ M - (Excluding Garage and Stores)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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