



## Tall Tree Cottage Chapel Lane, Brayton

£475,000

- Extensive Family Home Set in Just Under 1/4 Acre
- Lounge/Dining Room
- Utility Room & Ground Floor WC
- EER TBC
- With Further Residential Development Potential
- Kitchen/Breakfast Room
- 4 Bedrooms
- Requiring Some Modernisation
- Snug
- Double Garage, Workshop & Store

An enthralling opportunity to acquire this extensive family home with further residential development potential set within ground of just under a quarter of an acre.



Tall Tree Cottage is a handsome property which extends to around 1,950 sq. ft. with the exciting potential to stamp your own authority and create a magnificent detached residence. The property was believed to have been built in the 1870's and since has been skilfully extended to the side and rear elevations with even more scope and potential to extend further.

The internal accommodation does require a programme of remedial and modernising works but undoubtedly has the potential given the existing footprint and rare private grounds of almost a quarter of an acre. Located within the grounds of the property along the northern boundary are a range of brick built outbuildings formerly used for storage and a workshop. The present owner recognised the potential to convert these outbuildings into residential accommodation, either as a private dwelling or ancillary to Tall Tree Cottage. No formal planning application has been submitted to the local authority, however architectural plans have been drafted and are ready to put forward for consideration. These plans are available via our Selby Office.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms along with a utility room and separate wc. The layout resembles an L shape, with the lounge and kitchen area taking up the bulk of the ground floor living space. There is a solid oak handmade kitchen with contrasting work surfaces over along with an AGA for cooking and an area designed for dining. There are a number of surrounding windows to the front and side elevations along with a rear door to the outside garden and beyond.

The ground floor is boosted further by a snug or home office along with a separate utility room and cloakroom wc. The generous lounge has windows to all three sides and ample space to accommodate appropriate living or dining room furniture.

Ascending to the first floor, a central landing gives access to four well proportioned, double bedrooms, all benefitting from a casement window and central heating radiator. Of particular note, the main bedroom is complemented by a separate wc and walk in dressing room. The internal accommodating is completed by a house bathroom currently comprising of a bath, vanity hand wash basin, wc and additional built in storage.

Externally, the property will be found towards the end of Chapel Lane, where the road merges into a gravelled driveway within the grounds of the property where there is sufficient off street parking available. Located to the northern boundary is currently a double garage built of brick and timber with a traditional tiled apex roof. To the opposing side is the present owners home office, currently equipped with power and lighting connections. As previously mentioned within these particulars, there is a scope and potential to convert these outbuildings into some form of living accommodation, whether that be an annexe style or a separate dwelling, subject to approval.

The grounds of the property are without doubt one of the main selling features, extending to just shy of a quarter of an acre with an 8ft brick wall to the north and eastern boundaries. The garden is predominantly laid to lawn with raised flowers beds to one side and a number of planted shrubs and trees. The garden continues to the side with access around the entire property via foot.

The property is serviced by mains gas and electric with drainage via a septic tank which has recently be connected to the mains sewer along Chapel Lane. Fibre optic is also installed to the property. The property is crucially offered for sale with no onward chain.

The property is certain to create significant interest and an early inspection is strongly recommended.

EER- TBC

Tenure – Freehold

Council Tax – North Yorkshire 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.

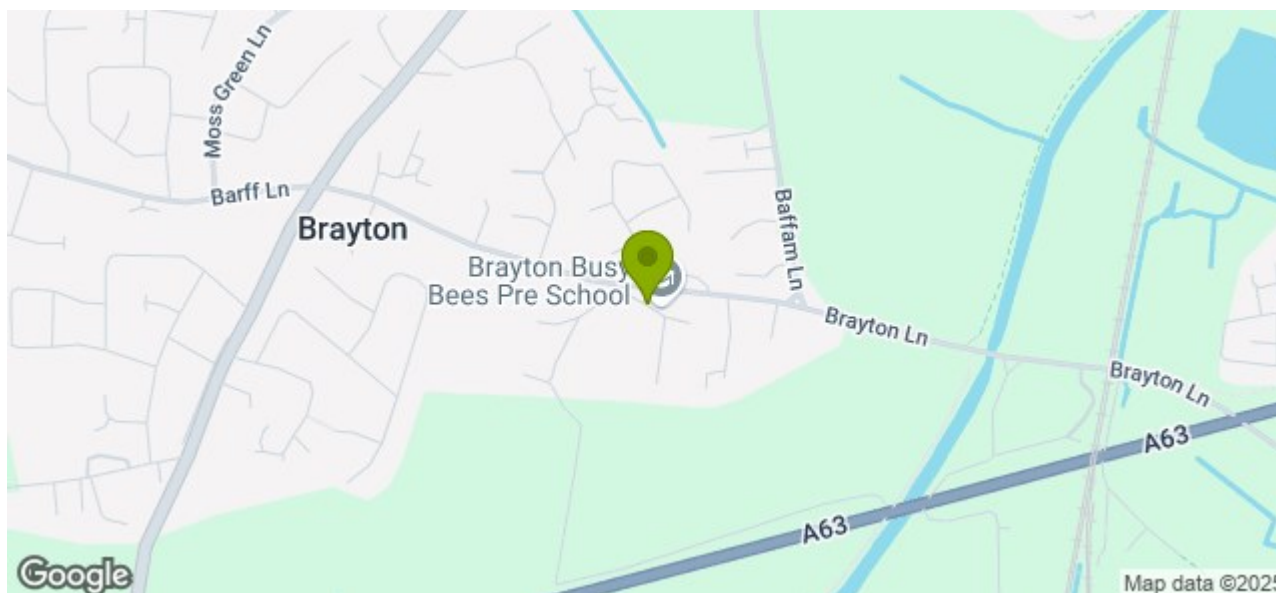
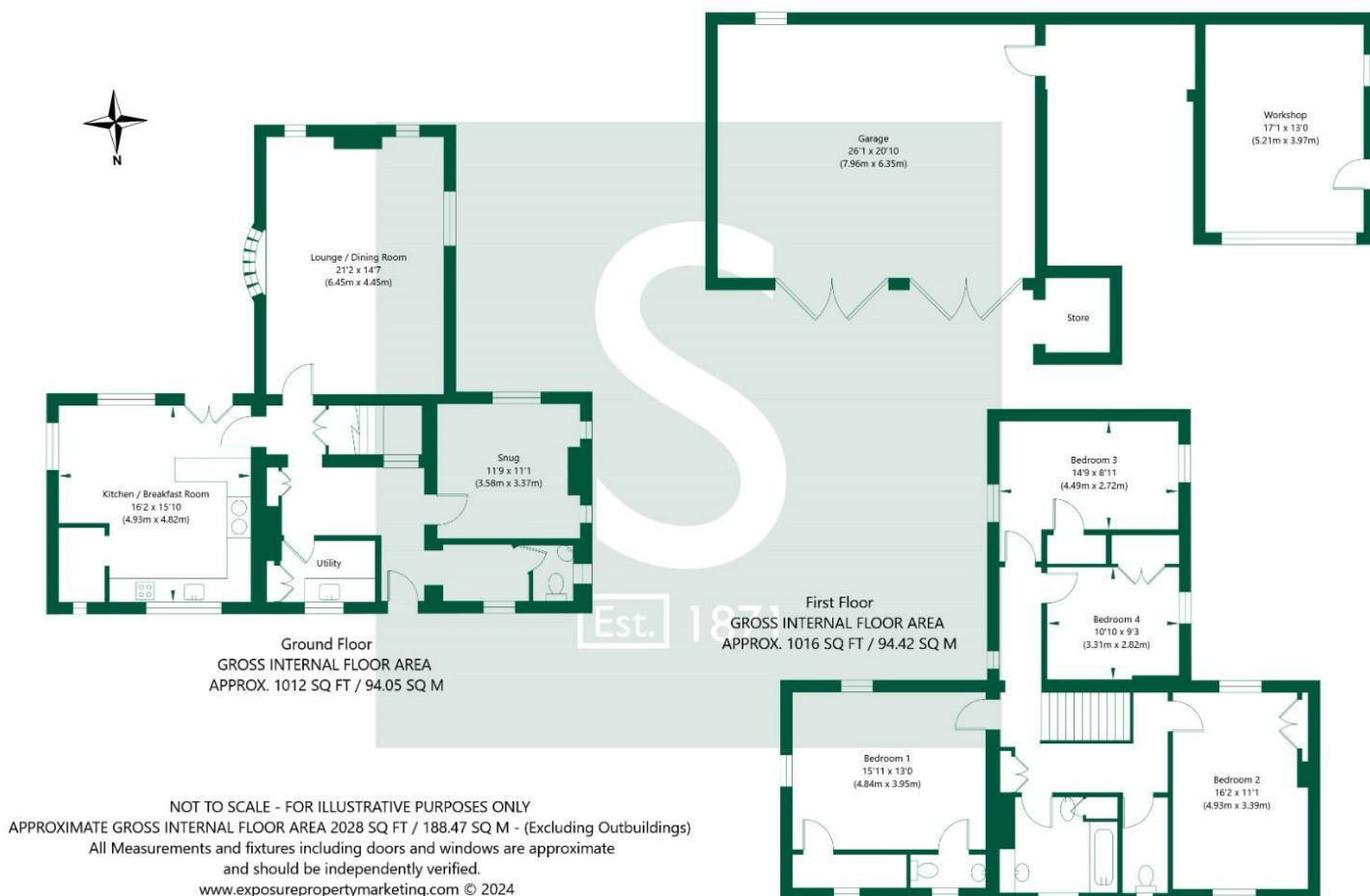








# Chapel Lane, Brayton, YO8 9EE



## Stephensons

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Knaresborough	01423 867700
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J C Drewniak BA (Hons)

## Associates

N Lawrence

