



Brayton Lodge Doncaster Road, Selby

£725,000

- Extensive Family Home
- Kitchen with AGA
- Bathroom/WC
- Set in 0.30 Acre
- Utility Room & Ground Floor Studio
- Garage & Off Street Parking
- 2 - 3 Reception Rooms
- 6 Bedrooms & Loft Room
- EER 38 (F)

One of the most iconic properties in the region, dating back to the early 19th century and delivering almost 3,600 sq. ft. of internal accommodation set within generous grounds of a third of an acre.

Brayton Lodge is steeped in history and is believed to have been built in the early 19th Century. Over time, the property has been significantly extended and reconfigured, providing versatile living accommodation throughout the ground and first floor arrangements.

The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms along with a large utility area and studio adjoining the rear elevation. The kitchen comprises a bespoke range of oak hand made units with granite work surfaces with a cast iron AGA along the rear wall. There is a matching island and separate enclosed pantry.

To the east wing is a reception room which can be easily converted to 2 rooms by an original historic timber pull down divider. There are windows to the front, side and rear elevations in addition to French doors leading to the garden and beyond. There is an original open fireplace and impressive deep architrave and skirting boards.

A separate reception room is currently used by the present owners as a snug.

Ascending to the first floor, a split landing gives access to bedrooms three and four towards the rear and four double bedrooms and house bathroom to the front via the turned staircase. All bedrooms are well proportioned and completed by a sash style window and central heating radiator.

Bedrooms three and four form part of a two storey extension and provide versatile accommodation. Currently both of these rooms are occupied by the present owners as a home office and games room. Of particular note, bedroom four can be accessed via a separate staircase and therefore has scope and potential to be used in an annexe style, subject to approval. From bedroom four, a separate staircase leads to a third floor which is currently used for additional storage space.

The internal accommodation is completed by a house bathroom comprising of a traditional three piece suite with a separate shower cubicle, half tiling and sash style window to the side elevation.

Externally, the property will be found set back from Doncaster Road, occupying a prominent position within its own private grounds of 0.30 Acre. Accessed along a private driveway from Doncaster Road, which in turn leads through a pair of electronic sliding gates onto a substantial block paved driveway providing off street parking for numerous motor vehicles. A detached garage will be found along the left elevation, having power and lighting inside. The grounds of the property are undoubtedly one of the main selling features, being fully enclosed to all three sides and being predominantly laid to lawn.

Towards the rear of the property is an enclosed courtyard with a brick built pond and vegetation area to the side. The bulk of the garden is to the front and screened by a number of tall established trees which provide privacy.

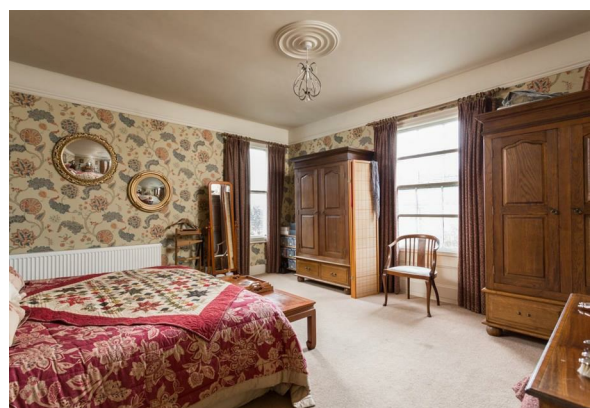
The property represents an enthralling opportunity to acquire this extensive family home within such wonderful grounds. Properties of this size, with such external space and proximity to the town centre are rarely presented to the open market and the sale of Brayton Lodge provides one of those increasingly rare opportunities. All viewings are strongly encouraged and strictly via appointment only.

EER- 38 (F)

Tenure – Freehold

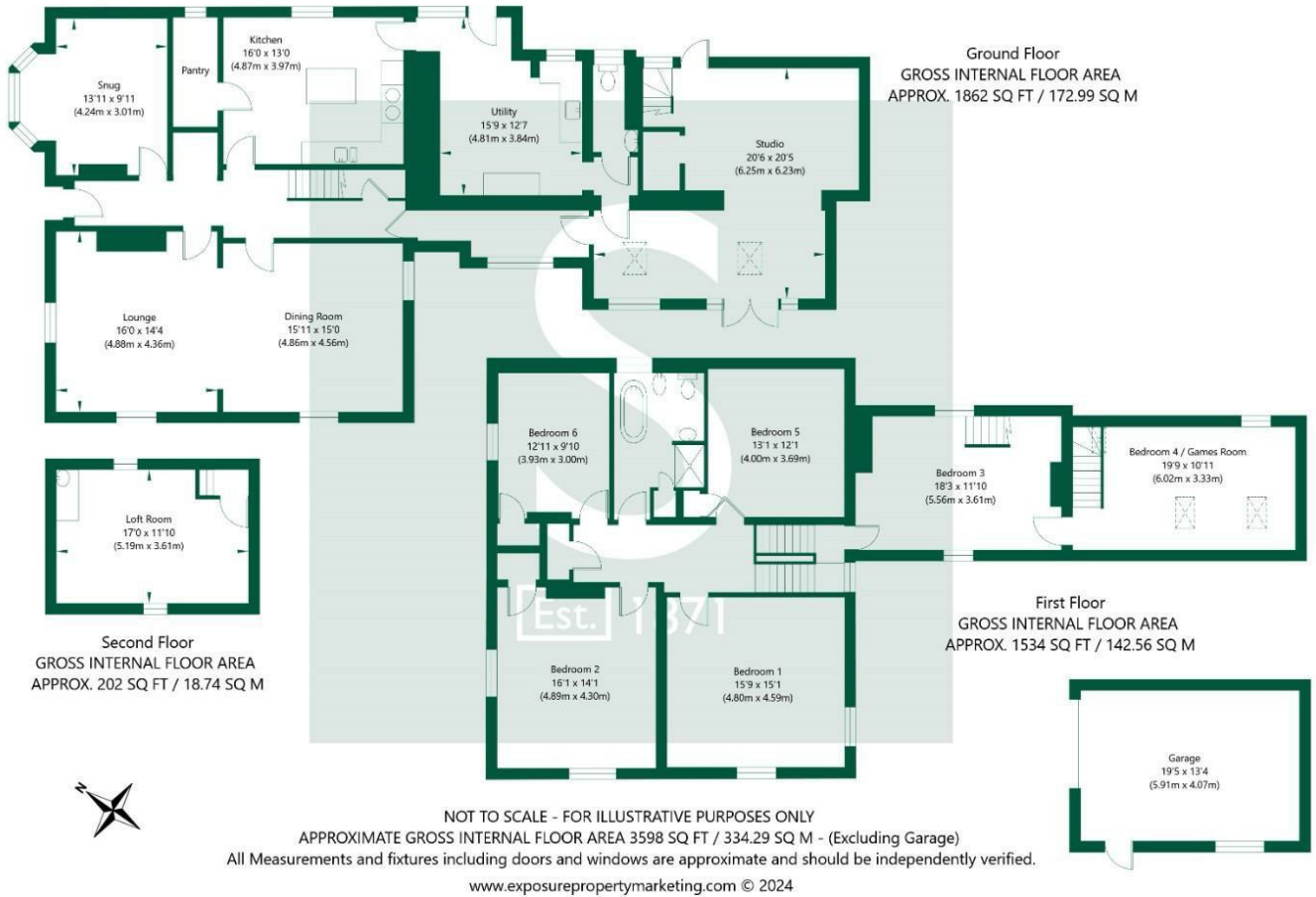
Council Tax – North Yorkshire Council - Band E

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





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