



9 Barff Lane, Brayton

£495,000

- Extensive Family Home
- Generous Sized Kitchen
- Over 3,100 Square Foot of Internal Accommodation
- 4 Bedrooms & Home Office
- Garden Room
- No Onward Chain
- 4 Reception Rooms
- 0.43 Acre Plot
- Sought After Village Location

BEST & FINAL OFFERS BY 12 NOON WEDNESDAY 3rd APRIL 2024

Extensive detached property set within 0.43 acre plot and crucially offered for sale with no onward chain.

The sale of 9 Barff Lane provides one of those increasingly rare opportunities to acquire a substantial family home with accommodation extending to over 3,100 square foot. The property sits centrally within the plot, set back from the main road, measuring a total of 0.43 acre.

The property does require a significant programme of remedial and renovation works and is sure to be of strong interest to those who are looking for this type of opportunity.

On entering the property, a front door leads into a spacious hallway providing access to the ground floor and primary set of stairs to the first. The ground floor is extensive and versatile comprising a number of reception rooms, living kitchen, more formal areas and a principal bedroom.

To give some context to just how expansive the ground floor accommodation is, the size measures over 2,000 square foot, with all the rooms being well proportioned and some with views over the rear garden.

To the right wing of the property is a generously sized lounge which merges into a formal dining room positioned towards the rear. To the opposing side is a magnificent open space, previously used as the family room and designed for entertaining in mind, with a bespoke fitted bar.

The garden room is positioned in front of the family room and enjoys a number of double glazed windows and doors overlooking the side and rear gardens. There is a secondary set of stairs leading to the first floor accommodation.

The kitchen is located centrally to the rear of the property and comprises a comprehensive range of solid oak wall and base units with granite work surfaces over. There are a number of integral appliances and space for freestanding white goods. There is an impressive island with further storage along with a walk in pantry. Situated adjacent is a light and airy sun room, which would lend itself perfectly to be incorporated into the kitchen to create a more open planning living kitchen area.

The ground floor is further enhanced by a principal suite, enjoying a generous double bedroom and en suite shower and bath.

To the first floor, there are four double bedrooms and two bathrooms along with a home office and dressing room. There is enormous scope and potential to reconfigure the upstairs subject to approval.

Externally, the property is located along Barff Lane and in turn leads into a hardstanding area providing off street parking for several motor vehicles. Adjoining the front boundary are a number of tall and established trees which provide important privacy. There is a lawned area to the front and a gated access leading into the rear garden and beyond.

The grounds of this property are undoubtedly one of the main selling features, enjoying crucial privacy and generous outdoor space. The entire grounds extend to 0.43 acre with enclosed boundaries to all sides at the rear. Immediately from the house is a large full width patio area, enjoying a direct south facing position.

We assume the tenure to be freehold and unaffected by any rights of way, wayleaves, covenants or other legal restrictions. We advise speaking with your legal representative before proceeding.

Please note the sellers will not consider any form of subject to planning proposal.

The property does require a significant programme of renovation and remedial works but is sure to be of strong interest to those independent buyers and developers alike. All viewings are strongly encouraged and strictly by appointment only.

EER- 58 (D)

Tenure - Freehold

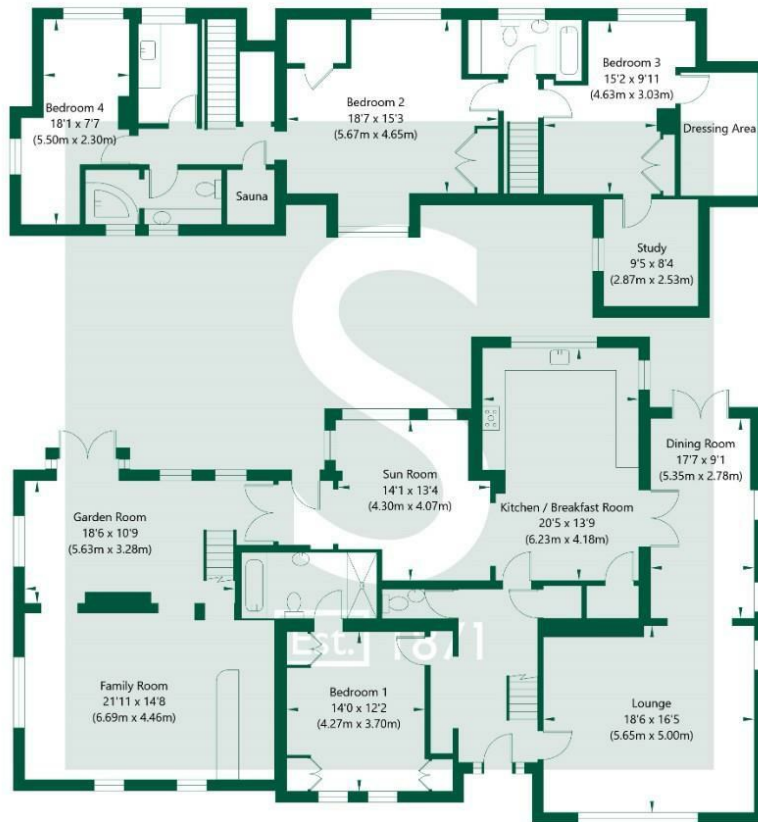
Council Tax - Selby Council Band - F

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

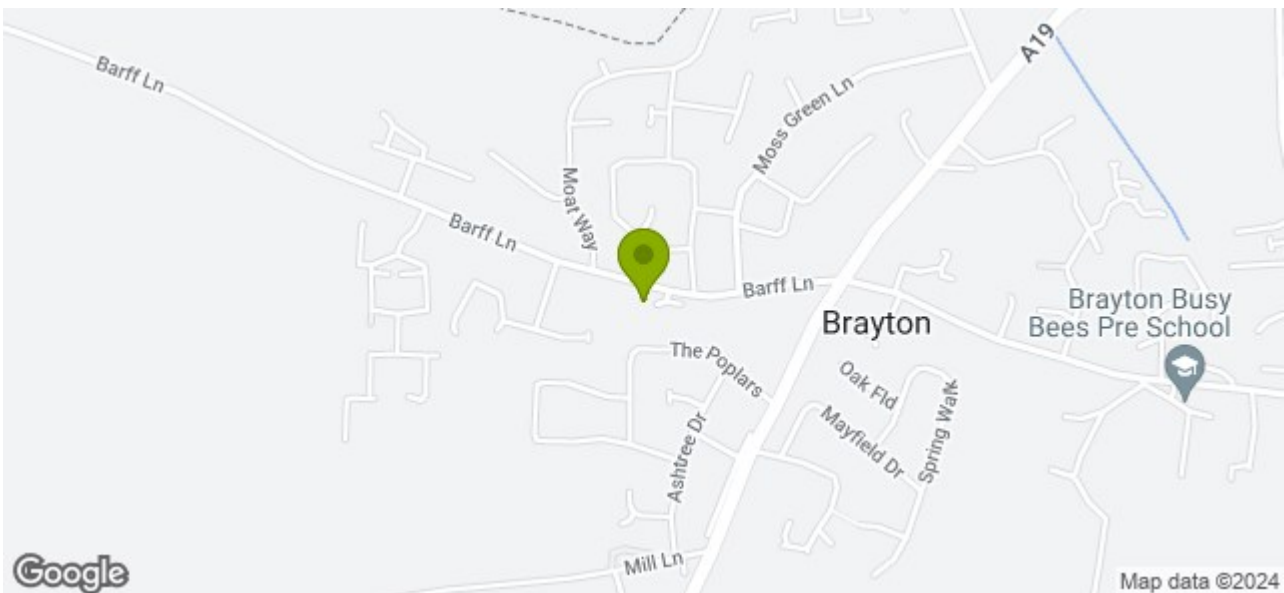




Barff Lane, Brayton, YO8 9ER



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 3125 SQ FT / 290.33 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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