



QUICK & CLARKE
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8 Brandesburton Hall, Brandesburton, YO25 8UJ
Offers in the region of £259,950

- Exclusive Setting
- Beautifully Appointed Accommodation
- Lounge & Dining Room
- Breakfast Kitchen
- Stunning Modern Bathroom
- Study / Bed 3
- Set within Delightful Grounds
- Former Country House
- Energy Rating - D

A stunning apartment within the wonderful Brandesburton Hall, a delightful country house set in private gardens and grounds of approximately 4 acres. The accommodation provides a lovely living space with a dining kitchen, lounge, dining room, two double bedrooms, an office/bed 3 and a beautifully appointed modern bathroom/WC. This property simply must be viewed to appreciate all that is on offer in this delightful setting.

LOCATION

Brandesburton Hall is located on Redwood Drive which leads off Oak Tree Way from Mill Lane.

Brandesburton itself is a well regarded North Holderness village which lies just off the main A165 Hull to Bridlington road. The village has a parish population of around 1522 (2011 census) and is convenient for access to the city of Hull (about 15 miles), the market towns of Beverley (about 8 miles) and Driffield (about 10 miles), as well as the East Yorkshire coast. The village is served by local shops, two public houses, a Chinese restaurant & take-away, it's own primary/junior school and a number of recreational facilities including an 18 hole golf course.

ACCOMMODATION

The Grade 2 listed accommodation has mains gas central heating from a modern combi boiler, and is arranged as follows:

COMMUNAL ENTRANCE

Leading directly from the car park at the rear of the building with intercom entry and a dog-leg staircase leading to the apartment.

PRIVATE ENTRANCE HALLWAY

3'9 widening to 9'8 x 17'11 overall (1.14m widening to 2.95m x 5.46m overall)

With a front entrance door incorporating stained glass feature window, wall-mounted intercom system, dog-leg staircase leading off incorporating a storage cupboard under, ceiling cornice and one central heating radiator. The hallway could easily provide a useful additional office area.

LOUNGE

11'8 x 12'6 (3.56m x 3.81m)

Cast iron basket grate set on an ornate tiled inset with granite hearth and bespoke feature surround, sliding sash window to the side, downlighting, ceiling cornice, one central heating radiator and open square to:

DINING ROOM

10'9 x 17'4 (3.28m x 5.28m)

Two sash windows to the front incorporating bespoke fitted blinds, bespoke fitted cupboards incorporating display shelving and lighting, and one central heating radiator.

BREAKFAST KITCHEN

12'5 x 10'4 (3.78m x 3.15m)

With a good range of fitted base and wall units incorporating contrasting worksurfaces and matching splashbacks with an inset stainless steel sink unit. Gas hob with extractor hood over, integrated fridge freezer and dishwasher, ceiling cornice, ceramic tiled floor covering, sliding sash window with bespoke fitted blind and one central heating radiator.

SECOND FLOOR

LANDING

Part galleried with a feature sash window and double glazed rooflight, downlighting to the ceiling, a built-in cupboard housing a modern Ideal central heating boiler and incorporating plumbing for an automatic washing machine.

BEDROOM 1

13'3 x 13'8 (4.04m x 3.96m)

Two rooflights and window to the side elevation, one central heating radiator.

BEDROOM 2

8'7 x 10'9 (2.62m x 3.28m)

Feature arched window incorporating a deep sill and one central heating radiator.

OFFICE / BED 3

5'5 x 8'10 (1.65m x 2.69m)

With a double glazed rooflight, fitted desk and one central heating radiator.

BATHROOM / WC

8'9 x 10'5 (2.67m x 3.18m)

Recently refitted with a stunning suite incorporating a large independent walk-in shower, a twin ended bath with mixer taps and hand shower, vanity unit incorporating twin circular sinks with vanity mirrors above, concealed cistern/WC. Part tiling to the walls, downlighting to the ceiling and a towel radiator.

OUTSIDE

The property sits in extensive gardens extending to approximately 4 acres with communal use exclusively to the owners of apartments within Brandesburton Hall. These include woodland, formal

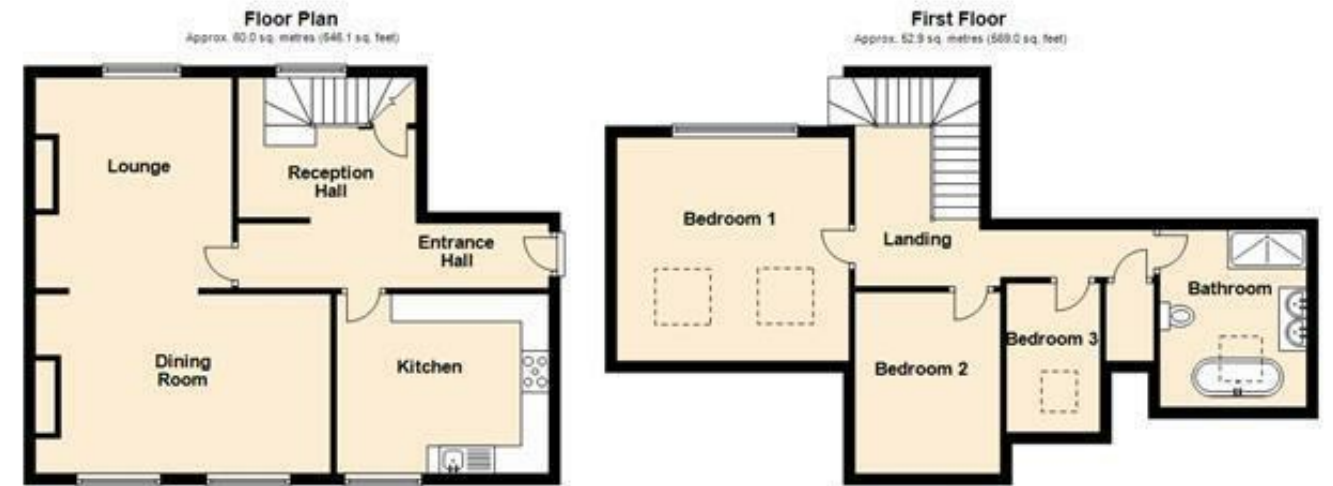
lawns and plenty of parking along with visitor parking.

TENURE

The property is held on a 999 year lease from 2007. The lease costs for 2024/25 are £5,500 per annum. This includes buildings insurance, maintenance of the common areas, provision for additional maintenance along with the extensive grounds being tended to.

COUNCIL TAX BAND

The council tax band for the property is band D.



Total area: approx. 112.9 sq. metres (1215.1 sq. feet)

VIEWS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY. We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.