

Braithwaite Farm, Main Street,  
Everingham, YO42 4JF  
£550,000



Braithwaite Farm is a beautifully refurbished former farmhouse thoughtfully updated in 2010 with a focus on preserving its charm while incorporating modern conveniences. The ground floor layout has been carefully designed to seamlessly fit in with demands of contemporary living offer both character and functionality.

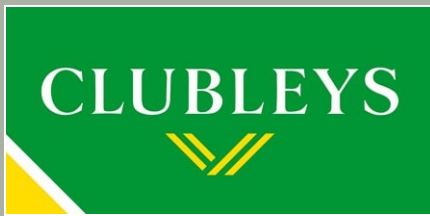
The open-plan dining kitchen complete with a range cooker and bi-folding doors that provide easy access to the garden creating a perfect indoor-outdoor flow. Additionally the home offers a separate home office/playroom ideal for flexible use (currently a lounge) , sitting room featuring a cosy log burner, adding warmth and charm to the space. There is a very useful utility/boot room and cloakroom.

The master bedroom offers a luxurious retreat with its own dressing area and an en-suite shower room. In addition there are three further bedrooms and beautifully appointed house bathroom featuring a stunning clawfoot bath as its centre piece adding a touch of elegance and charm.

Gardens surround the property together with a detached double garage and parking.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E.





Tenure: Freehold  
East Riding of Yorkshire  
BAND: E

#### STORM PORCH

##### ENTRANCE LOBBY

1.22m x 1.15m (4'0" x 3'9" )

Having a composite front entrance door and internal door leading to;

##### DINING ROOM

5.05m x 3.61m (16'6" x 11'10" )

Lime washed oak flooring, bi-folding double glazed doors, radiator, coving to ceiling, storage cupboard with shelving, recessed downlighters, double glazed window to the front elevation. Opening to;

##### FITTED KITCHEN

5.28m x 2.72m (17'3" x 8'11" )

Fitted with an impressive farm house style kitchen floor and wall cupboards, glazed display unit with lighting, solid oak work tops, built in "rangemaster" with ceramic electric hob with extractor hood, integrated Bosch dishwasher, fridge/freezer, Belfast sink unit, tiling, two double glazed windows to the side elevation, radiator, lime washed oak flooring, coving to ceiling and recessed ceiling lights.

##### UTILITY/SIDE ENTRANCE

6.13m x 1.49m extending to 1.87m (20'1" x 4'10" extending to 6'1" )

High level floor and wall cupboard, wood panelling to the walls, solid oak work tops, Belfast sink unit, space for fridge/freezer, side external door, composite rear door, lime washed oak flooring, plumbing for automatic washing machine and recessed ceiling lights.

##### CLOAKROOM/WC

1.86m x 1.81m (6'1" x 5'11" )

Low level WC, wash hand basin, double glazed window to the side elevation hot water cylinder and oil boiler both in concealed cupboard.

##### SITTING ROOM

4.78m x 3.79m (15'8" x 12'5" )

Under stairs cupboard, recess storage cupboards, shelving, feature fire place with Log burner, coving to ceiling, two wall points and radiator.

##### PLAY ROOM/DINING ROOM

3.62m x 3.68m (11'10" x 12'0" )

Currently a lounge - Double glazed window to the front and side elevation, radiator and lime wash oak flooring.

##### SPLIT LEVEL LANDING

##### SIDE ENTRANCE LOBBY

1.11m x 0.90m (3'7" x 2'11" )

Stairs to the first floor accommodation.

##### MASTER BEDROOM

5.30m x 2.74m (17'4" x 8'11" )

Recessed lighting, two double glazed window to the side elevation and radiator.

##### DRESSING AREA

##### EN-SUITE SHOWER ROOM

2.08m x 1.81m (6'9" x 5'11" )

Walk in shower, low level WC, vanity wash hand basin, low level WC, chrome radiator and recessed lighting, parquet effect flooring.

##### BEDROOM TWO

3.74m x 3.37m (12'3" x 11'0" )

Double glazed window to the front elevation and side elevation, radiator and coving to ceiling.

##### BEDROOM THREE

3.73m x 3.52m (12'2" x 11'6" )

Double glazed window to the front and side elevation, fitted cupboards, radiator and coving to ceiling.

##### BEDROOM FOUR

4.96m x 2.54m (16'3" x 8'3" )

Double glazed window to the side elevation and radiator.

##### HOUSE BATHROOM

3.60m x 1.78m (11'9" x 5'10" )

Impressive fitted "Imperial" claw feet bath with mixer tap , shower attachment, "Imperial" pedestal wash hand basin with mixer tap with drawers under, low level WC, recessed lighting, feature radiator, extractor fan, coving to ceiling, opaque double glazed window to the front and side elevation, parquet effect flooring.

##### OUTSIDE

Situated along the village Main Street. Farmstyle gate leading to driveway providing off road parking for several vehicles. Lawned garden area with borders, slate patio seating area, continuation of slate flooring to the side, outside cold water tap, outside lighting and oil tank.

##### DETACHED DOUBLE GARAGE

5.95m x 6.05m (19'6" x 19'10" )

Brick and tiled roof with twin remote controlled up and over door, side personal door, EV charging point, with power and light is connected.

##### ADDITIONAL INFORMATION

##### SERVICES

Oil, Water, Electricity and Drainage, Telephone connection subject to renewal by British Telecom.

##### APPLIANCES

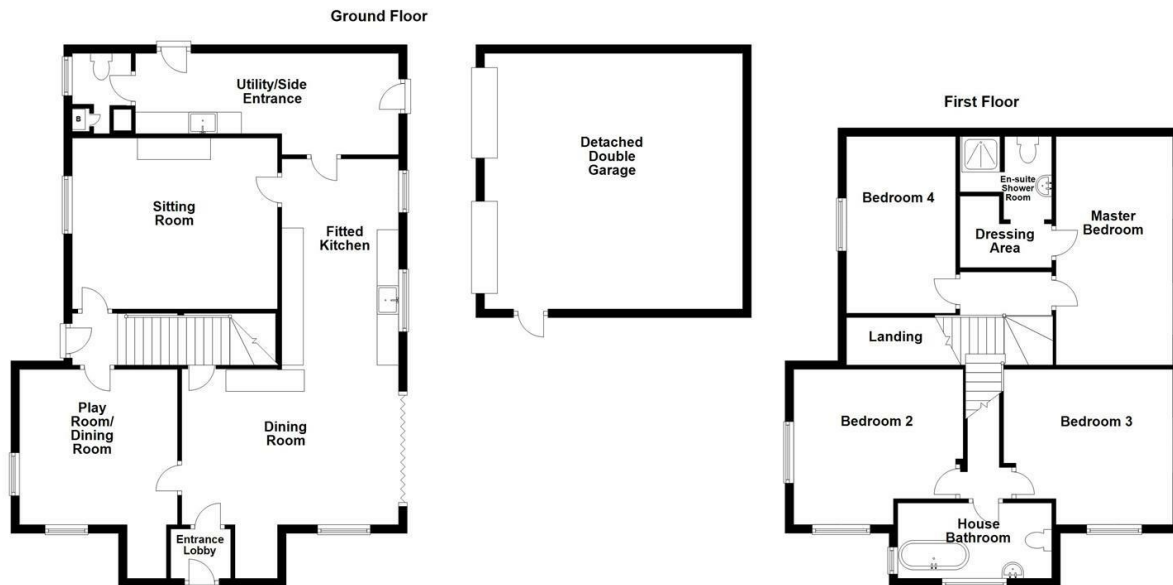
None of the above appliances have been tested by the Agent.

##### COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.







**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

**PROPERTY VALUATION/SURVEY**

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

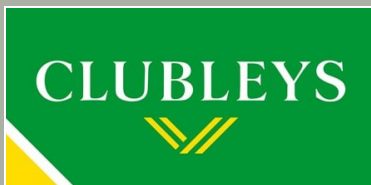
**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.