



Old Quarry House | Brandsby, York

A substantial rural property with outbuildings and land, in need of complete renovation. Old Quarry House comprises an original period detached property, range of separate traditional stone farmbuildings, grounds and grassland extending in all to 5.07 acres (2.05 hectares) or thereabouts. There is significant scope to extend and improve the existing house and outbuildings, subject to the necessary consents. Situated on the edge of the much sought-after village of Brandsby, the property is attractively located within the Howardian Hills Area of Outstanding Natural Beauty.

Viewing is essential to appreciate fully the internal and external space on offer and scope for renovation.

FOR SALE BY INFORMAL TENDER: BEST & FINAL OFFERS TO BE RECEIVED BY 12 NOON ON FRIDAY 26TH JANUARY 2024

- Detached rural property
- Sitting room, kitchen and utility room
- Grounds and grassland
- In all 5.07 acres (2.05 hectares) or thereabouts
- Idyllic setting with views
- Two bedrooms, one with en-suite, family bathroom
- Range of traditional outbuildings
- No onward chain

Guide Price £400,000



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ACCOMMODATION ON THE GROUND FLOOR

ENTRANCE PORCH

Door to:

KITCHEN

13'11" x 11'9" (4.24m x 3.58m)

Side aspect window, cast iron range, stainless steel sink, staircase to the first floor.

SITTING ROOM

24'2" x 11'11" (7.37m x 3.63m)

Front aspect entrance door, triple aspect windows, open fireplace on brickset hearth, surround and timber mantelpiece.

UTILITY ROOM

11'9" x 6'10" (3.58m x 2.08m)

TO THE FIRST FLOOR

LANDING

BEDROOM 1

16'10" x 12'11" (5.13m x 3.68m)

Front and side aspect windows, 2 no. radiators, door to:

EN-SUITE BATHROOM

Front aspect window, four piece suite comprising panelled bath, wc, bidet and wash hand basin.

BEDROOM 2

12'4" x 11'9" (3.76m x 3.58m)

Side and rear aspect windows, built-in cupboard, radiator.

FAMILY BATHROOM

Side aspect window, three piece suite comprising panelled bath, wc and wash hand basin, tiled walls.

OUTSIDE

Access is via a private driveway to the side, with gardens to the front and rear, together with a range of traditional outbuildings comprising:

STORE

12'9" x 8'1" (3.89m x 2.46m)

GARAGE

17'5" x 11'3" (5.31m x 3.43m)

STORE

13'7" x 10'11" (4.14m x 3.33m)

Door to:

STORE

STABLES

18'2" x 12'2" (5.54m x 3.71m)

GENERAL INFORMATION



LOCATION

The property is located to the north east of the village of Brandsby on the B1363, approximately 12.5 miles west of the popular market town of Malton, 18 miles north of the City of York.

WHAT3WORDS

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TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains electricity, private water supply and private drainage system. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX BAND

We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

ENERGY PERFORMANCE RATING

Assessed in Band G. The full EPC can be viewed at our Malton office.

VIEWING

Strictly by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

HEALTH & SAFETY

Interested parties are reminded that the property is in need of complete renovation. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.

PLANS, AREAS AND MEASUREMENTS

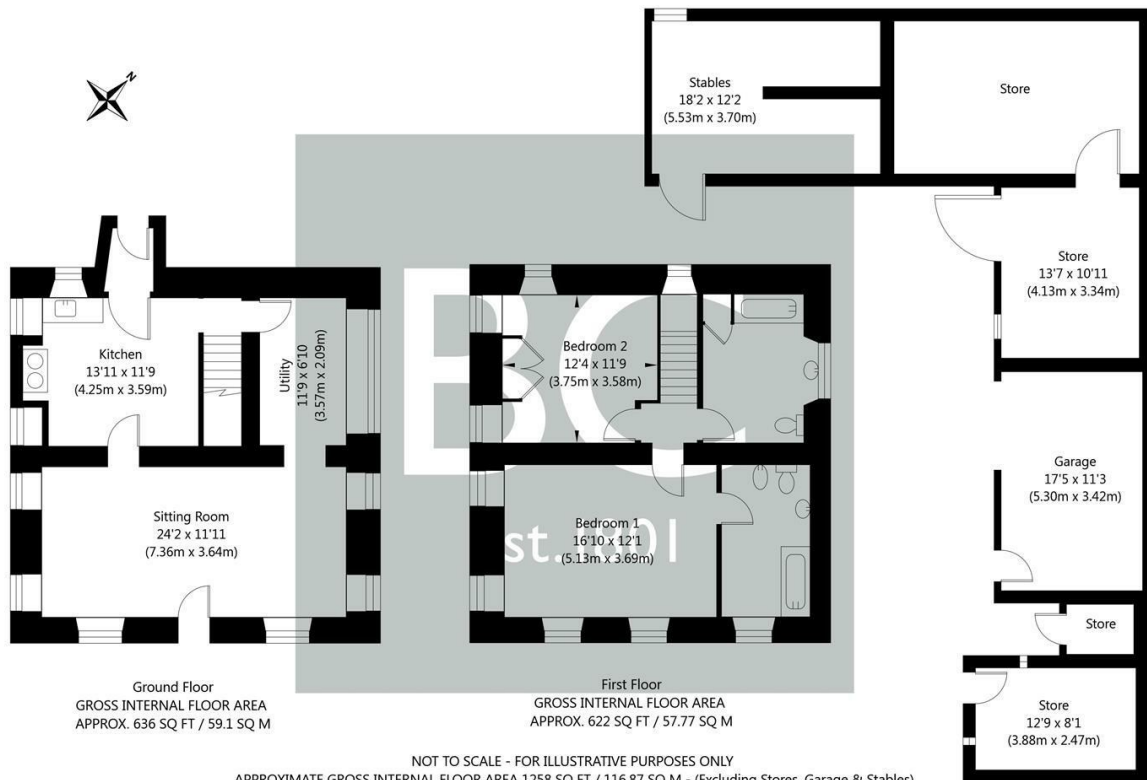
The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.



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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1258 SQ FT / 116.87 SQ M - (Excluding Stores, Garage & Stables)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

E

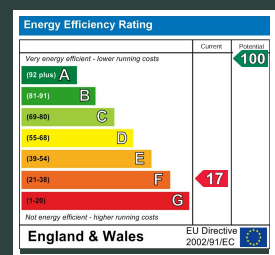
ENERGY PERFORMANCE RATING

G

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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