



Brook House, Main Street, Elvington, YO41 4AA

• A stunning 5 bedroom Grade II listed Georgian property • Sensitively renovated throughout to the highest standard • Open plan kitchen/diner with adjacent utility room • Drawing room with adjacent dining room • Spacious living room • Five double bedrooms and four bathrooms • Swimming pool with south facing patio • Coach house • Grounds totaling an acre • EPC = D

Offers over £1,495,000

Welcome to Brook House. A stunning five bedroom Grade II listed Georgian property which has been sensitively renovated throughout to the highest standard.

As you enter the property you find yourself in a spacious entrance hall with a classic Italian marble floor and grand staircase boasting original features.

In the living room a large bay window and patio doors flood the space with natural light. A multi fuel open fire is surrounded by a Robert Aagard fireplace, perfect for creating a cozy atmosphere on those colder winter nights.

The drawing room and adjacent dining room provide the finest entertaining space. In the drawing room you will find a breathtaking marble fireplace from Robert Aagard which incorporates a remote control gas fire. Another large bay window overlooks the private front garden with its decorative box hedges and beautiful rockery.

An open plan kitchen/diner follows with Jerusalem stone floors and underfloor heating throughout. A Smallbone kitchen with adjoining dining table and a large island with granite worktop comprises a Miele built in steamer and combination oven, dishwasher and Falcon range with two ovens and five burners.

The adjacent utility room also benefits from Miele appliances including dishwasher, wine cooler, washing machine and tumble dryer. Extensive storage is provided via 11 cupboards whilst there is also space to house further white goods.

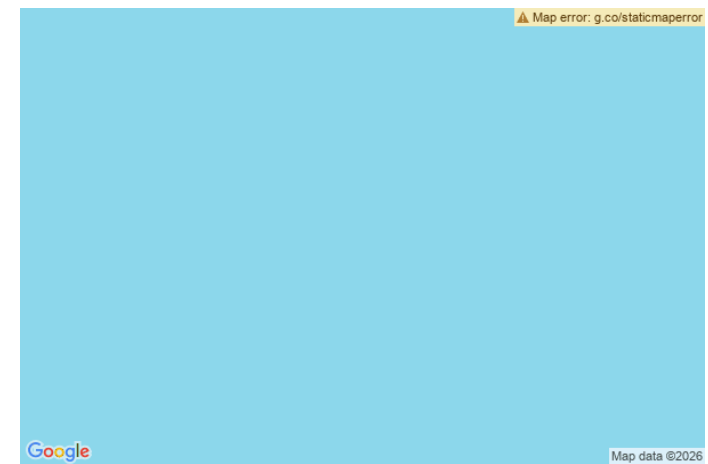
A useful cloakroom and downstairs toilet complete the ground floor.

To the first floor, you will find the master bedroom. A super king size room with a stunning en-suite bathroom comprising a Carrera marble floor, roll top bath, his and hers sinks and a large waterfall shower.

There are a further four double bedrooms, two with en suites, as well as a family bathroom which is dressed in Italian marble tiles with a Welsh slate floor and comprises a roll top bath and a large walk in shower.

Externally the stunning grounds total an acre. Substantial mature gardens with a swimming pool complement the house making the property the ideal family home. The raised beds are ideal for enthusiastic gardeners whilst the large, south facing patio lends itself perfectly for entertaining large parties of family and friends.

Outbuildings include the original coach house, which offers the potential for further development. This space could be utilized as an office, playroom, garage or sauna/steam room to complement the swimming pool.





A STUNNING GEORGIAN HOUSE SITUATED IN AN ACRE OF IMMACULATE GROUNDS



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	74
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band G

Local Authority York City Council

Services All mains services



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