



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

Guide Price £1,575,000

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.

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.

The dining room features an engineered oak floor and provides space for a dining table and chairs to comfortably seat 8 people. Access is available into the kitchen via an adjoining door whilst double doors open into the drawing room to create an open plan feel.

An open plan Smallbone kitchen/diner follows with Jerusalem stone floors, Miele appliances and underfloor heating throughout. Adjacent is a spacious utility room which provides additional storage space and is complemented by Miele appliances.

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.

A useful cloakroom and downstairs toilet complete the ground floor.

To the first floor, you will find the master bedroom which benefits from a large dressing area. The stunning en-suite bathroom comprises a Carrera marble floor, roll top bath, his and hers sinks and a large waterfall shower.

The main guest bedroom fits an emperor size bed and benefits from fitted wardrobes. The en-suite is beautifully done in natural stone and features a large walk in shower.

There are a further two double bedrooms on this floor and a family bathroom which is dressed in Italian marble tiles with a Welsh slate floor. A second original staircase leads to the loft bedroom with en-suite. This room provides ample storage under the eaves and offers the ideal retreat for older children or guests.

Externally the stunning grounds total an acre and benefit from the original coach house. Substantial mature gardens with a swimming pool complement the house making the property the ideal family home. There are also raised beds and a south facing patio, perfect for entertaining. Large wooden gates create privacy and security.



A STUNNING GEORGIAN HOUSE SITUATED IN AN ACRE OF IMMACULATE GROUNDS





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) Ra		
	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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