



Bluebell Cottage Brandsby Street Crayke

Easingwold, YO61 4TB

£525,000

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BLUEBELL COTTAGE IS AN EXCEPTIONAL PERIOD HOME OF RARE CHARM, BEAUTIFULLY POSITIONED IN THE HEART OF CRAYKE AND SIGNIFICANTLY ENHANCED AND EXTENDED IN RECENT YEARS TO CREATE A REFINED BLEND OF MODERN COMFORT AND TIMELESS CHARACTER. BEHIND ITS TRADITIONAL FAÇADE LIES A THOUGHTFULLY CURATED INTERIOR WHERE BESPOKE CRAFTSMANSHIP, EXPOSED BEAMS AND SASH WINDOWS SIT ALONGSIDE CONTEMPORARY TOUCHES. THIS FAMILY HOME STANDS WITHIN LANDSCAPED GARDENS THAT RISE TO REVEAL FAR REACHING COUNTRYSIDE VIEWS, WITH OUTBUILDING AND GARAGE OFFERING A QUIETLY PRESTIGIOUS VILLAGE HOME OF BOTH SUBSTANCE AND STYLE

Mileages: York - 14 miles, Easingwold - 3 miles (Distances Approximate).

Reception Lobby, Sitting Room, Fitted Kitchen/ Breakfast/ Dining Room, Living Room, Cloakroom/ WC

Principal Bedroom with Luxury Ensuite, 3 Further Bedrooms, 4 Piece Family House Bathroom.

Landscaped Front Garden and Rear Gardens, Driveway, Garage and Outbuilding.

A four panel timber door opens into a RECEPTION LOBBY with stairs rising to the first floor. To the side a braced timber door leads through to;

To the beautifully proportioned open plan KITCHEN/ BREAKFAST/ DINING ROOM complemented by a wealth of exposed beams, stone flooring and refitted sliding sash window framing pleasant views across the front garden and the picturesque Main Street of Crayke, lined with handsome period houses. The dining area centres around an impressive cast iron Victorian cooking range with timber mantle, flanked by bespoke alcove cabinetry. An archway opens into the kitchen.

To one side a handcrafted floor to ceiling timber cabinet including a larder cupboard with spice rack and integrated fridge, floor to ceiling cupboard benefiting from a power socket. A central island with an oak worktop and storage provided below and the worktop extending to provide an informal breakfast bar. The kitchen is fitted with oak work surfaces, a double Belfast sink with etched oak drainer grooves, matching upstands, a sash window and Velux rooflight combine to create a beautifully appointed space. There an electric range with concealed extractor with a plate rack to the side, and freestanding appliances below including a full size dishwasher and washing machine.

The flooring continues into a generous SITTING ROOM, an inviting space anchored by a cast wood burning stove. A stable door opens to the rear patio courtyard, accompanied by a side window and a charming circular feature window with views elevating up the garden.

A further separate reception room as a comfortable SNUG offers wide boarded timber flooring, exposed beams and joists, and a striking cast iron stove set within an exposed brick inset with floating timber mantle and stone hearth. A sash window enjoys views over the front garden and neighbouring period homes.

A braced door leads to a stylish CLOAKROOM/WC with wall mounted basin taps, daido panelling, low suite WC and exposed brick detailing.

From the reception lobby, stairs rise to the FIRST FLOOR LANDING, with a Velux rooflight, and braced doors leading off.

The PRINCIPAL BEDROOM is a well proportioned room with sash windows to two aspects, a vaulted ceiling framed with decorative beams, a braced door to the side leads to;

Luxury ENSUITE SHOWER ROOM features a timber plinth wash hand basin with useful storage below, brushed metal wall mounted taps, low suite WC and a generous walk in shower with thermostatic controlled rain head fitting and brushed metal towel radiator.

To the front of the property are TWO ELEGANT DOUBLE BEDROOMS, each with period cast iron fireplaces and floating timber mantles, one includes a useful fitted wardrobe.

A FOURTH BEDROOM/ STUDY offers a Velux rooflight, exposed beams and overhead storage.

The FAMILY BATHROOM is beautifully appointed with a four piece suite comprising a roll top bath with chrome claw feet, separate walk in thermostatic rain head shower, low suite WC and wash basin with brushed metal tap on a vanity unit, complimented by a velux skylight, exposed beams





and period radiator.

OUTSIDE, the property is approached via a timber picket gate and central pathway flanked by symmetrical lawned gardens with mature hedging providing privacy.

To the rear, a stone terrace leads to a tiered rockery with raised planters framed by railway sleepers. A brick built OUTBUILDING (11FT 4 X 8FT 1), equipped with power and lighting, offers superb versatility and would lend itself well to a home office, studio or other discerning pursuits. The stone path weaves up the garden to find additional lawned areas, a timber wood store with slate terrace, and steps leading to a raised decked terrace and stone patio bordered by hedging. A pergola with mature climbers leads to an elevated entertaining terrace with stunning far reaching countryside views a superb setting for all year round enjoyment, enhanced by an outdoor wood burning stove and a double socket power supply. A timber gate opens to a gravelled parking area for up to three vehicles, with a personal door to the SINGLE GARAGE (16FT 5 X 8FT 7), complete with power, lighting and double timber doors from the driveway.

LOCATION - The village of Crayke is one of the most desirable residential areas in North Yorkshire, with excellent local facilities including the widely renowned pub, The Durham Ox, a cricket field and a highly regarded primary school. Easingwold is a short distance away, where there is an extensive range of shops and facilities, and the historic City of York is approximately 14 miles.

POSTCODE - YO61 4TB

COUNCIL TAX BAND - E

TENURE - Freehold

SERVICES - Mains water, electricity and drainage, with oil fired central heating.

DIRECTIONS - From our central Easingwold office, proceed through Uppleby towards Crayke, and at the junction in Crayke, turn left and proceed up the hill past the Durham Ox public house, over the brow, and continue down the hill, turn right where the property is positioned on the left hand side.

VIEWING - Strictly by prior appointment through the selling agents, Churchills Tel: 01347 822 800 Email: easingwold@churchillsyork.com

AGENT'S NOTE: - Please be advised that the bespoke freestanding fitted fridge, larder, and cupboard mentioned in the property particulars are excluded from the sale. This item may be available subject to separate negotiation.

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	60	
(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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