



01947 601301

BROOK HOUSE, AINTHORPE

3 BED CHARACTER PROPERTY



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PROPERTY FEATURES

- Substantial Stone House with South-Facing Garden
- Open Plan Living with Period Features
- Farmhouse Style Kitchen with AGA-Rayburn
- Cosy Lounge with Multi-Fuel Burner & Beamed Ceiling
- Dining Room & Conservatory with Views
- 3 Double Bedrooms, Study (4th bed subject to approval) & 2 Bathrooms
- Oil Central Heating, Solar Panels & Double-Glazing
- Off-Grid Solar System complete with Battery Storage
- Outbuildings, Gated Driveway with EV Charging Point

Type: **CHARACTER PROPERTY**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **2**

Reception Rooms: **2**

Parking: **DRIVEWAY**

Outside Space: **SOUTH FACING GARDEN**

Tenure: **FREEHOLD**

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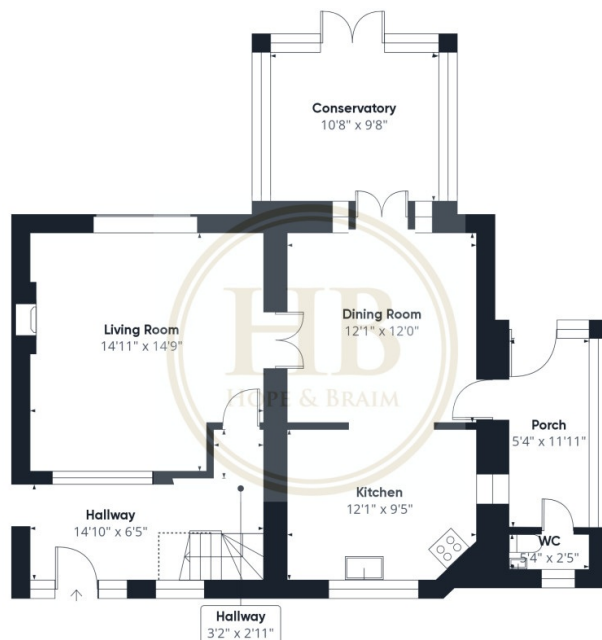
BROOK HOUSE, AINTHORPE- 3 bed Character Property -£495,000



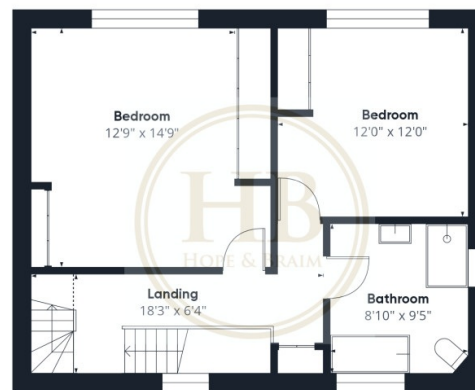
Nestled in the peaceful village of Ainthorpe within the North York Moors National Park, this substantial stone-built former farmhouse combines period character with impressive environmental credentials and enjoys a generous south-facing garden. Once the farmhouse to Beech Farm, one of the area's original agricultural holdings, Brook House offers surprisingly light and spacious accommodation through its open-plan layout and extensive glazing that frames stunning moorland views. With an EPC rating of B, this property delivers exceptionally low running costs for a character home of this age and scale. Modern solar panels with battery storage and a dedicated EV charging point provide sustainable living without compromising period appeal. The ground floor features a welcoming lounge with multifuel stove, beamed ceiling and stained-glass detailing. The country-style kitchen offers extensive cabinetry, integrated appliances and an oil-fired AGA-Rayburn, flowing through to the dining room, conservatory and glazed porch/utility room with WC. The first floor provides two generous double bedrooms, both fitted with wardrobes, alongside a family bathroom with four-piece suite including bath and walk-in shower. Two vaulted top-floor rooms share an en-suite shower room. Currently utilised as a third bedroom and home office, that could be changed to create a fourth bedroom, subject to approval. Outside, a gated gravel driveway leads to rear parking and timber-framed outbuildings ideal for storage, hobbies or workshop use. Steps descend to lawned gardens with established borders. The substantial solar system, whilst currently off-grid, could be grid-connected through inverter modification. All services have been comprehensively renewed. Brook House represents a rare opportunity to acquire a characterful moorland home offering modern comfort, low environmental impact and breathtaking National Park surroundings.



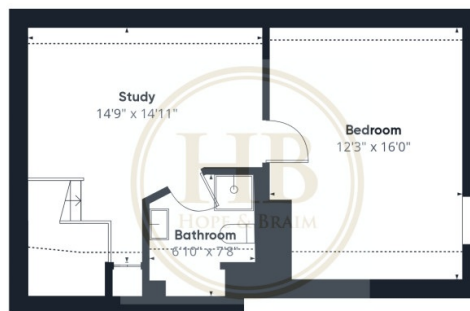
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Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1739.03 ft²
Reduced headroom
81.68 ft²

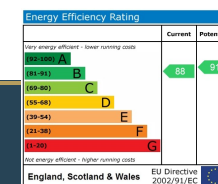
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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