



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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Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	86	91
(90-102)	B		
(80-89)	C		
(70-68)	D		
(59-54)	E		
(21-08)	F		
(1-00)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

