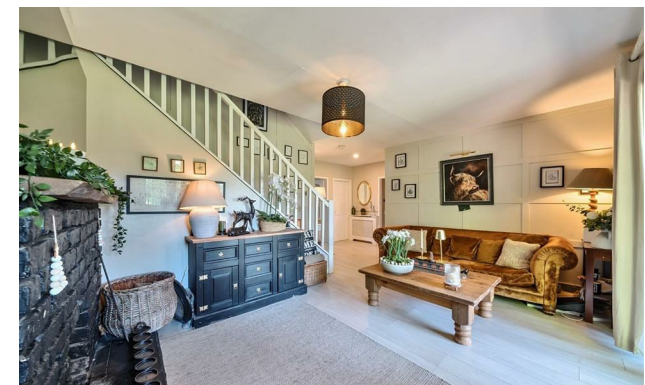




Brackenhill Lane, Church Fenton, Tadcaster

- SIX/SEVEN BEDROOM HOUSE
- STUNNING GROUNDS AND VIEWS
- NO ONWARD CHAIN
- Paddock, Tack room, bar, workshop and stables
- Summer house with hot tub included
- EPC Rating D / Council Tax Band F

Asking Price £750,000



Brackenhill Lane, Church Fenton, Tadcaster

DESCRIPTION

Hunters Wetherby are extremely proud to bring to the market under our "EXCLUSIVE" banner this SIX/SEVEN BEDROOM detached house on Brackenhill Lane in Church Fenton which is beautifully presented throughout and has been cleverly divided into living accommodation and the resting place with no onward chain.

On entering into the impressive reception hallway which also doubles up as a snug there is a comforting feel to the room with an open coal fire and open solid oak staircase you instantly want to this to be your wind down zone and know that its the perfect place for relaxing.

The lounge/living room benefits from a second open fireplace and access into the conservatory which is another room to relax and enjoy looking over the gardens and paddock with a nice book and drink!!

The kitchen/diner is a cooks delight and is a well equipped with a range of wall and base units finished in a contemporary dark finish which adds a stunning contrast to the open brick décor and calming decor on the walls. An island sits in the middle of the room and is the perfect place for gathering family and friends. There is an integrated dishwasher and space for an American style fridge/freezer and range style cooker. A utility room provides plumbing for a washing machine.

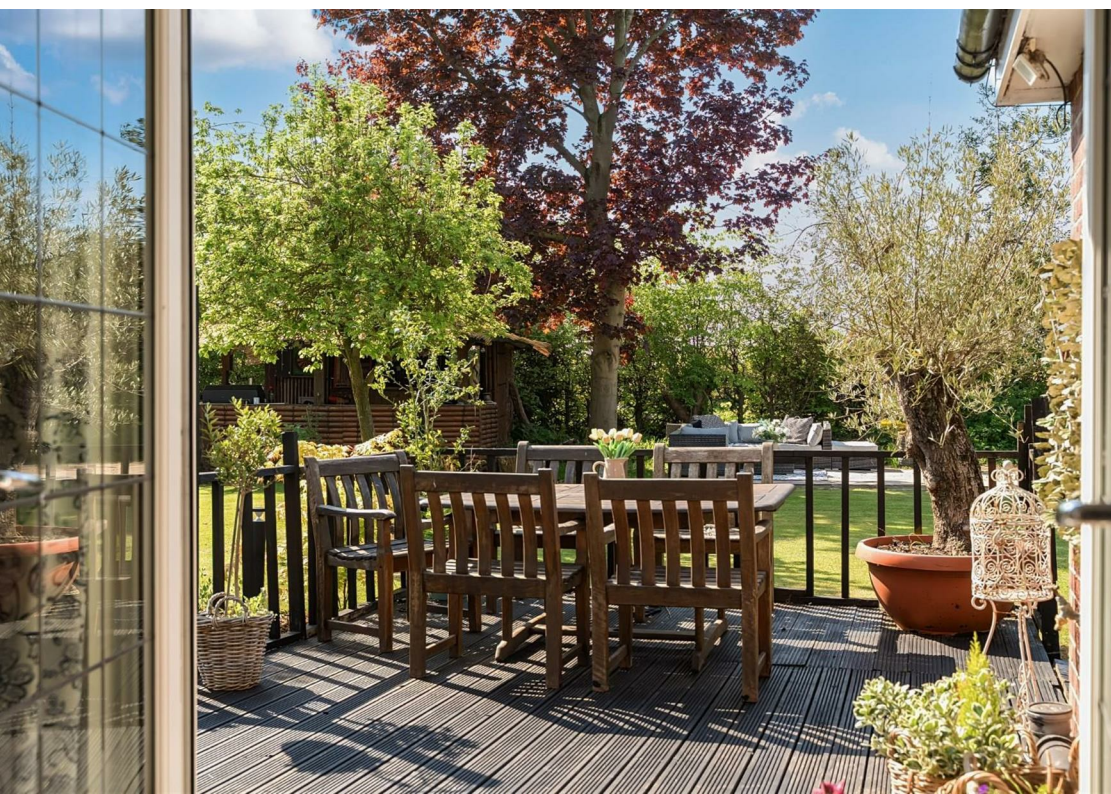
Continuing the ground floor accommodation is the resting side which houses three bedrooms, a study/playroom which could be converted into a 7th bedroom as it features fitted storage cupboards. There is two en suites one of which has been specifically designed to accommodate the needs of a physical disability and elements of this bathroom may not be included in the sale.

To the first floor there are three further bedrooms one of which is larger than average and has previously been used as a cinema room so is decorated accordingly. A house bathroom and eves storage complete the accommodation.

The outside space is what is really special about this house.

The property is set in the centre of the generous plot and accessed via a private gated driveway lined with luscious fruit trees and landscaped gardens and benefits from a larger than average double garage, workshop, bar and BBQ area, large summer house with a hot tub and changing room, chicken sheds, stables and a tack room. With an impressive paddock and beautiful gardens the outside space has endless possibilities. Views over the airfield are the perfect place for watching light aircraft come and go....living here has been a pleasure for the current owners and could be for you!!





Brackenhill Lane, Church Fenton, Tadcaster, LS24

Denotes restricted head height

Approximate Area = 2370 sq ft / 220.1 sq m
 Limited Use Area(s) = 222 sq ft / 20.6 sq m
 Garage = 515 sq ft / 47.8 sq m
 Outbuilding = 688 sq ft / 63.9 sq m
 Total = 3795 sq ft / 352.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1281154

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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