



1 Mill Lane Cottages Brandsby Street

Crayke, YO61 4TD

£395,000



UNEXPECTEDLY REINTRODUCED TO THE MARKET AFTER A BREAK IN THE CHAIN - OCCUPYING AN ENVIABLE POSITION ON THE EDGE OF THE HIGHLY SOUGHT AFTER VILLAGE OF CRAYKE, THIS WELL MAINTAINED THREE BEDROOM FAMILY HOME PRESENTS A RARE OPPORTUNITY AND OFFERS VERSATILE LIVING WITH EXCEPTIONAL POTENTIAL, WITH SCOPE TO RECONFIGURE OR EXTEND TO SUIT INDIVIDUAL REQUIREMENTS SUBJECT TO THE RELEVANT PERMISSIONS NO1 AND BOASTS UNRIVALLED, UNINTERRUPTED VIEWS ACROSS ROLLING OPEN COUNTRYSIDE WITH GENEROUS GARDENS, OFF STREET PARKING AND GARAGE, ALL WITHIN EASY REACH OF THE VILLAGE AMENITIES AND THE NEARBY MARKET TOWN OF EASINGWOLD

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

With UPVC Double Glazing and Oiled Fired Central Heating.

Reception Hall, Cloakroom/WC, Lounge, Separate Dining Room, Fitted Kitchen. Utility.

First Floor Landing, Principal Bedroom, 2 further Bedrooms, House Bathroom.

Front Garden, Driveway, Garage and an Enclosed Landscaped and Lawned Rear Garden with Stunning Views.

1 Mill Lane Cottages is approached via a mature frontage with well stocked borders, shaped lawns, and a central path leading to an OUT BUILT ENTRANCE PORCH.

A leaded UPVC double glazed front door opens into a generous and welcoming RECEPTION HALL with stairs rising to the first floor and internal doors leading to the principal ground floor rooms.

To one side, a spacious dual aspect SITTING ROOM runs from front to back featuring a leaded window to the front aspect and a UPVC glazed door with matching vertical glazed slide slit to the rear patio and stunning gardens beyond. A central open fireplace with marble effect inset, hearth and timber surround provides a further focal point.

A separate formal DINING ROOM extending to over 16ft and could lend itself as FAMILY ROOM or could be reconfigured as a kitchen/diner, accessed via a timber and glazed door from the hallway and enjoys uninterrupted views over the surrounding open countryside. There is a useful under the stairs cupboard and further window to the side.

The KITCHEN is fitted with a range of wall and base units, granite effect work surfaces, and integrated appliances including a fridge/freezer, electric oven, hob, and extractor over. A stainless steel sink with chrome mixer tap sits beneath a leaded window overlooking the pleasant front garden.

A timber door leads to a practical UTILITY AREA with further worktop and storage units, a stainless steel sink, plumbing for a washing machine, floor mounted oil boiler, and access to a ground floor CLOAKROOM/ WC. A side door an out built open porch provides access to the driveway and garage.

To the FIRST FLOOR LANDING, spacious landing with loft access and provides access to three bedrooms, a rear window frames elevated views as far at the eye can see.

The PRINCIPAL BEDROOM includes fitted wardrobes and a fitted dressing table with elevated views across to the attractive period homes fronting Brandsby Street.





BEDROOM TWO also features fitted storage and views over the front garden, while BEDROOM THREE enjoys outstanding open views to the rear.

FAMILY BATHROOM comprising a white panelled bath, pedestal wash basin, low suite WC, and part-tiled walls, with further open views.

Externally, the property benefits from mature, well-tended gardens to the front and rear.

The front garden is a delight and is lavished by mature hedging and planters, with a central lawn. To the side a driveway provides off street parking for a number of vehicles, land in turn leads to a single garage with up and over door, rear window and personnel door into the rear gardens.

To the rear, the gardens are a showstopper with unrivalled panoramic countryside views, the garden is extensively landscaped with a range of mature borders, seating areas, a water feature, greenhouse, and a variety of specimen plants. Winding stone paths, a small courtyard area, and further patio space offer a tranquil and private setting, bordered by hedging and fencing.

This is a rare opportunity to acquire a well-positioned home in one of the region's most desirable village settings, offering both privacy and outstanding views.

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 4TD

COUNCIL TAX BAND - C

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 left whereupon 1 Mill Lane Cottages is positioned on the immediate right hand side.

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

FLOOR PLAN



LOCATION



EPC

| 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 | | |
| | | 71 |
| | 32 | |
| England & Wales | | EU Directive 2002/91/EC |

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