



Rose Cottage, Brearton

£650,000



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A beautifully presented and deceptively spacious family home, with spacious garden studio, occupying a delightful position within the highly regarded village of Brearton. Extending to over 1700 square feet and recently updated to a high standard, the property offers stylish and versatile accommodation with impressive detached garden studio, extensive parking, a large tandem garage and workshop.

The property combines character and contemporary living, featuring a superb open-plan dining kitchen, spacious reception rooms and four double bedrooms. A particular feature is the attractive garden setting, which enjoys a peaceful village atmosphere together with pleasant views over the surrounding countryside.

Brearton is a charming and sought-after village situated within easy reach of Harrogate and Knaresborough, with The Malt Shovel village pub and offering a strong sense of community whilst enjoying the benefits of a picturesque rural setting.

OUTSIDE The property is approached via a shared gravel driveway leading to ample off-road parking and access to a substantial tandem garage and workshop.

To the front is an attractive lawned garden enclosed by traditional stone walling.

The rear gardens are a particular feature, thoughtfully landscaped with lawns, paved seating terraces, raised beds, mature planting and a decorative pond, creating an excellent outdoor entertaining space.

GARDEN STUDIO A substantial timber-framed garden studio provides exceptional versatility and would be ideal as a home office, gym, creative studio or occasional guest accommodation. The studio benefits from glazed doors opening onto the garden.

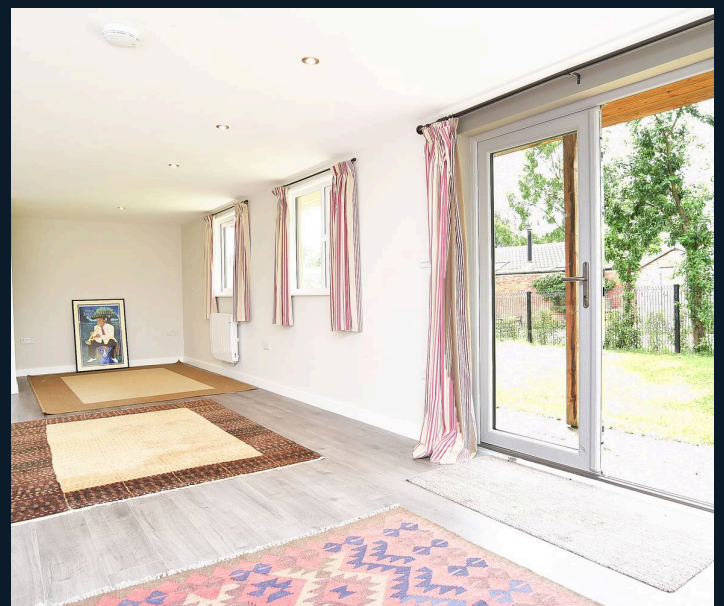
AGENTS NOTE There is a right of vehicular access across the rear of the property shared by the neighbouring property.

Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D



GROUND FLOOR A bright and welcoming reception hall provides access to the principal accommodation and sets the tone for the stylish interior throughout. The sitting room is a spacious and attractive reception room with a woodburning stove forming a central focal point. Bespoke fitted shelving and cabinetry provide excellent storage and display space, whilst a large picture window overlooks the front garden. particular highlight of the property is the stunning open-plan dining kitchen, fitted by Knaresborough Kitchens and finished to an exceptional standard. The kitchen comprises a stylish range of sage green units complemented by quartz worktops and a substantial central island with induction hob and breakfast bar. Integrated appliances and extensive storage combine practicality with contemporary design. The dining area provides ample space for entertaining and family dining, enjoying views over the rear garden. Adjoining the kitchen is a useful utility area with fitted units, worktops, plumbing for laundry appliances and external access. There is also a separate study, ideal for home working, together with a boot room and downstairs cloakroom fitted with WC and washbasin.

FIRST FLOOR A spacious landing provides access to the bedroom accommodation. The principal bedroom is a generous double room with a full wall of fitted wardrobes and attractive outlook. The guest bedroom benefits from a modern en suite shower room comprising walk-in shower, WC and washbasin. There are two further double bedrooms, all presented to a high standard. The family bathroom is fitted with a contemporary white suite comprising bath with shower above, WC and washbasin.





Total Area: 197.5 m² ... 2126 ft² (excluding garage)
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