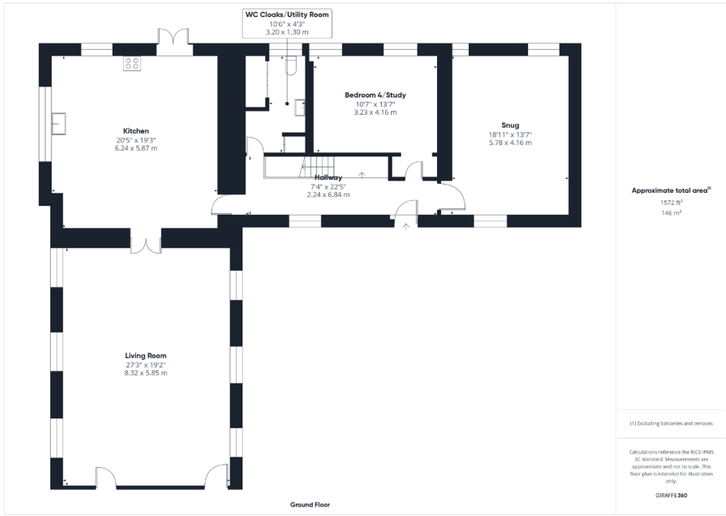

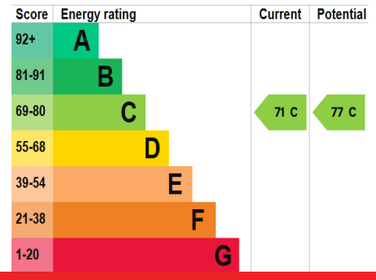

HEATING AND INSULATION
The property has gas-fired central heating and secondary glazing to the ground floor only.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.

SERVICE CHARGE
We are informed that there is a service charge contributing to the upkeep of the general grounds which includes general maintenance of gardens, tree care, roads, lightning etc. of £140 per annum and that has been at a similar level for a number of years. The clock on top of the stables is serviced every year and that is the responsibility of the 4 owners of the properties within the stables. The most recent service was £357.60 so that is approximately £90 when split 4 ways.

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£480,000

1 Stable Mews, Redwood Drive, Brandesburton

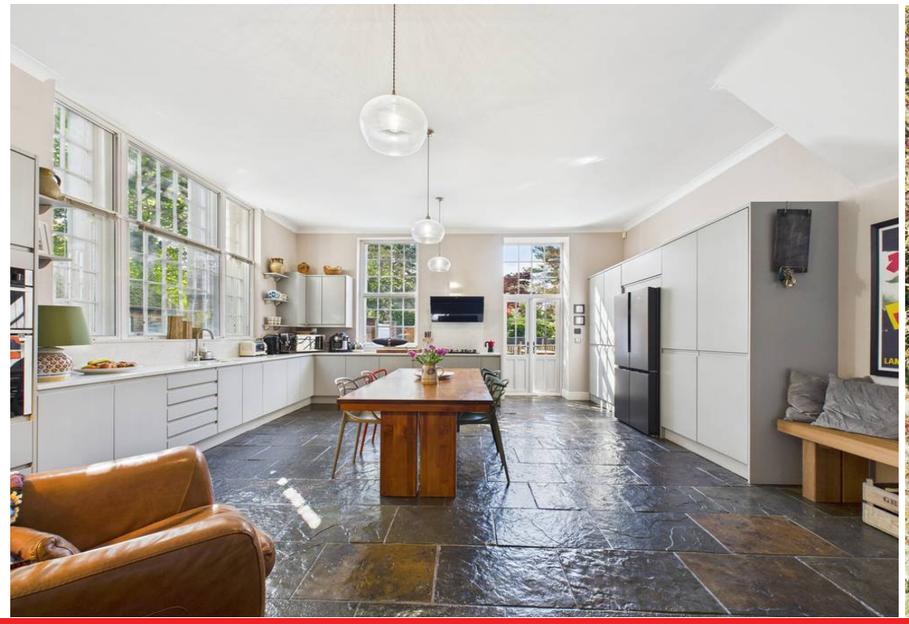
Dee Atkinson & Harrison

1 Stable Mews, Redwood Drive, Brandesburton, YO25 8UH

A stunning conversion of part of a grand stable block that now provides impressive and spacious accommodation of over 2800 square feet. The property is characterised by large rooms and high ceilings with extremely generous ground floor space. The grand gateway provides a stunning approach and the property is rounded off by a good sized garden that benefits from the tranquil atmosphere created by the trees of the neighbouring parkland. A really special property and one well worth a viewing for any discerning purchaser.

The delightful Victorian stable block is divided into 4 properties with the central courtyard now providing access to each and parking. The position of this property means the garden is west facing. With three bedrooms to the first floor there is also potential for an extra bedroom (or even two) on the ground floor using the current study and snug as such. The extremely spacious living room and kitchen are connected by double doors and are fabulous spaces with very high ceilings, both with a considerable number of tall windows to two aspects. The kitchen has been refitted by the current owners and provides an extensive range of units but also opens out onto the spacious decked area of the garden. Two of the bedrooms are very large doubles and the 3rd bedroom is a double as well. There is an en suite and further house shower room. The full accommodation briefly comprises: Entrance Hall, large Living Room, good sized Snug, Study, spacious Kitchen, WC Cloaks/Utility Room and to the first floor is a a Landing, large Master Bedroom with spacious En Suite Shower Room, a further large Double Bedroom, a 3rd Double Bedroom and House Shower Room. There is off street parking at the front of the property within the central courtyard with a car charging point. To the rear of the property is a spacious largely lawned garden with extensive area of timber decking, timber shed and double gates providing potential vehicular access from Redwood Drive.

A spacious, exceptional property in a delightful setting. Early viewing is essential but our 360 degree tour will also provide an excellent insight into all it offers.



LOCATION

The property is located on a fabulous development created within the grounds of Brandesburton Hall. The development comprises the conversion of the old hall, the stable block and new build properties within the delightful parkland. This property and the others sit behind estate style metal fencing and benefit from the tranquil environment created by the mature trees and grassland of the delightful setting. The stable block is relatively close to the entrance to the old estate meaning that all that Brandesburton offers is a relatively short distance away. This sought after East Yorkshire village of Brandesburton, lies north east of Beverley and west of Hornsea. Brandesburton provides a useful range of amenities including a primary school, convenience store, 2 pubs, fish and chip shop and a golf course. Further local amenities are available in nearby Leven and at a further distance, Hornsea and Beverley. The area provides great access to the East Yorkshire coastline.

ACCOMMODATION

Entrance Hall - a spacious entrance hall with slate style flooring, window and attractive staircase to the first floor. Access to one of the loft voids.

Living Room - a very large and impressive room with high ceilings, attractive timber floor and 6 windows (3 to each of two aspects), understairs cupboard and door to back staircase. Double part glazed doors to….

Dining Kitchen - a really spacious kitchen with high ceilings, large window to the southerly aspect and a further window to the westerly one. Plenty of space for a large table. Fitted with an attractive and extensive range of units with appliances including a dishwasher, 5 ring gas hob and electric double oven. A slate style floor and door to garden.

Snug - a large snug with a high ceiling, 3 windows across two aspects and an attractive wooden floor.

Study - a spacious study with a high ceiling, two windows overlooking the garden and an attractive wooden floor.

WC Cloaks/Utility Room - low flush WC, wash hand basin, window and tiled floor. Good sized cupboards with plumbing for a washing machine.

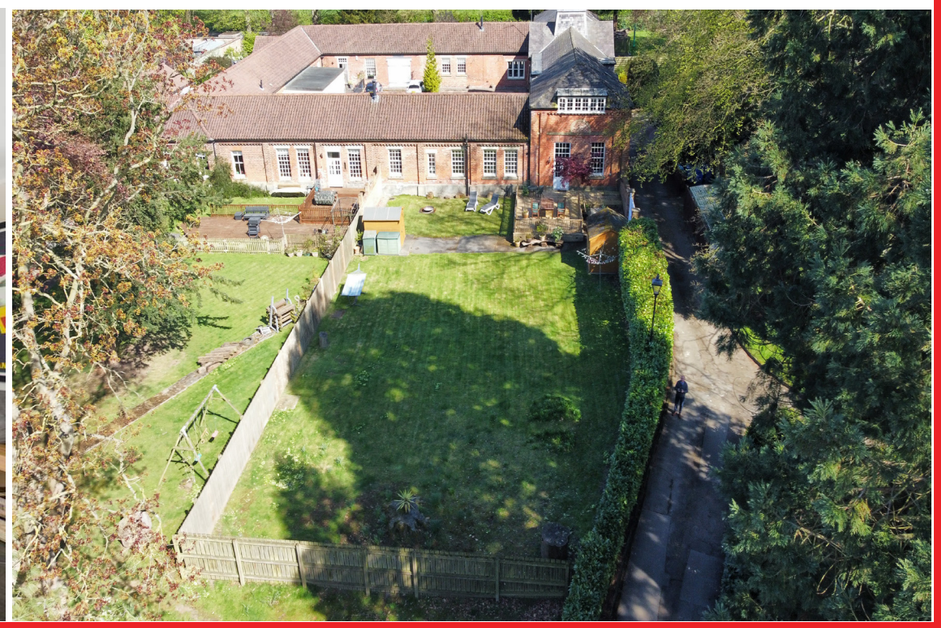
First Floor Landing - with a wooden floor, built in cupboard and access to one of the loft voids.

Master Bedroom - a spacious double room and an attractive room with a long window to the western aspect and an attractive wooden floor.

En Suite Shower Room - a spacious and attractively fitted en suite, extensively tiled with twin hand basins, a wall hung WC and good sized walk in shower unit.

Bedroom 2 - a spacious double bedroom with a large run of wardrobes, attractive wooden flooring, two windows and a door leading to staircase to the ground floor.

House Shower Room - an attractively fitted space with a modern white suite including a wall mounted hand basin, wall hung WC and large walk in shower unit. Extensively tiled with a good sized window.

OUTSIDE

To the front of the property there is off street parking and a car charging point. To the rear of the property there is a good sized west facing garden mainly laid to lawn but with a large area of raised timber decking adjacent to the house proving an attractive sitting and dining area. There are two timber sheds and double timber gates provide access to Redwood Drive. The gardens are surrounded by a high hedge and timber fencing ad benefit from the mature trees in the surrounding area. It really is a lovely place to be.