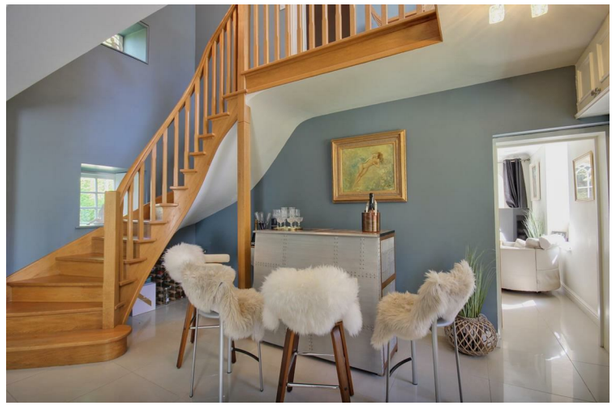

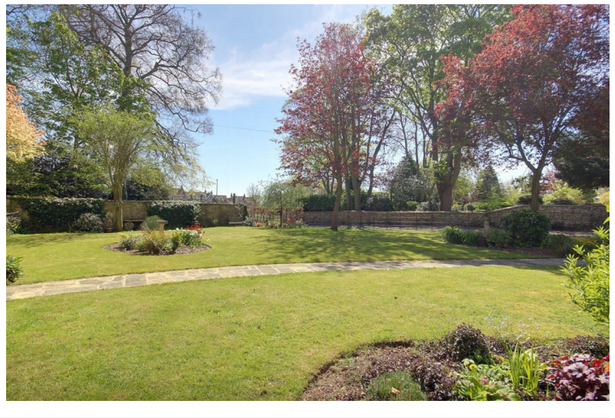

Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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# Hall Farm Burrill Lane, Brantingham HU15 1YG

**£1,100,000**

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- Stunningly beautiful Period home
- Grade II listed Georgian farmhouse
- Over 3,000 square feet
- Extensively modernised and refurbished
- Five bedrooms plus office/bedroom 6
- Delightful south facing gardens with entertaining spaces
- Large garaging/workshop facilities
- Most picturesque central village location
- Great access to motorway & rail network
- Council Tax Band: F

This stone-built Georgian farmhouse manages a rare feat, it reflects its Georgian heritage while embracing a sleek, high-end modernization that feels entirely effortless and is a credit to its current owners.
The ground floor offers amazing social space, you are welcomed into the delightful oak and glass entrance porch, a space that sets a tone of understated elegance and leads directly to the dining room which stands ready for formal hosting, while the adjoining sitting room offers a more relaxed but equally refined atmosphere for the evening retreat.

The heart of the home is the kitchen, a masterclass in design where contemporary utility meets farmhouse scale. Practicality is tucked away in the rear entrance hall which offers great coat and boot storage space leading to the discrete cloakroom with w.c., Finally, the welcoming snug serves as a cozy, intimate hideaway for quiet mornings with a coffee or lazy evenings in front of the log burner.

The first floor can be approached by one of two staircases, the traditional oak staircase which forms a feature of the dining room or, the circular staircase from the snug, a striking modern inclusion that adds an architectural flair to the home's flow.

The first floor is dominated by a truly spectacular master bedroom. This isn't just a restful space; it is a retreat featuring an open plan bath that feels more like a boutique spa which is complemented by the dedicated dressing room and private ensuite steam room for total decompression.
Completing this floor are bedroom 2 and bedroom 3, both spacious and light-filled, alongside two bathrooms and a versatile study which serves equally well as Bedroom 6 for larger families or guests.

As you reach the top of the house on the second floor the architecture really highlights the building's heritage. Exposed roof timbers create a sense of rustic warmth and character. The second floor provides Bedroom 4 and Bedroom 5, quiet tucked-away spaces that incorporate the unique angles of the roofline along with a further shower room, ensuring the top floor remains entirely self-contained and convenient.

The tranquil south facing garden is an absolute delight with mature lawns and planting areas surround by stone walls and parkland fencing along with a number of entertaining and seating spaces. There's also more than enough parking along with a range of garages/workshops for secure storage or recreational use.

Hall Farm is a home that balances the grand proportions of the Georgian era with the sharp, clean comforts of the 21st century all located in one of the most picturesque villages in the East Riding.

## LOCATION
The property is located in the much sought after and picturesque village of Brantingham, at the foot of the beautiful Yorkshire Wolds. The village pond and popular country pub The Triton Inn adds to its attractions. Brough station is only a 5 minute drive from Brantingham, offering frequent direct links to London in just over 2 hours.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

### ENTRANCE PORCH
Oak framed with a stone floor.

### DINING ROOM
23'7" x 15'6" (7.19m x 4.72m)

### SITTING ROOM
17'0" x 14'9" (5.18m x 4.50m)

### KITCHEN
19'10" x 14'9" (6.05m x 4.50m)

### REAR ENTRANCE HALL

### CLOAKROOM

### SNUG
14'8" x 14'0" (4.47m x 4.27m)

## FIRST FLOOR

### LANDING

### MASTER BEDROOM SUITE

### BEDROOM
16'0" x 15'4" (4.88m x 4.67m)

### DRESSING ROOM
13'9" x 15'2" (4.19m x 4.62m)

### EN-SUITE STEAM ROOM/SHOWER

### BEDROOM 2
17'1" x 10'0" (5.21m x 3.05m)

### FAMILY BATHROOM
9'2" x 5'0" (2.79m x 1.52m)

### BEDROOM 3
15'4" x 8'0" (4.67m x 2.44m)

### SHOWER ROOM
6'6" x 5'0" (1.98m x 1.52m)

### STUDY/BEDROOM 6

### LAUNDRY ROOM
8'2" x 5'0" (2.49m x 1.52m)

## SECOND FLOOR

### LANDING

### BEDROOM 4
16'4" x 11'7" (4.98m x 3.53m)

### BEDROOM 5
13'8" x 11'7" (4.17m x 3.53m)

### SHOWER ROOM

## OUTSIDE

## GARAGING
The property benefits from a range of garaging/workshops currently arranged as a double garage (19'10" x 15'4"), two further single garages (15'4" x 9'10" and 15'4" x 10'7") along with an open fronted garage/store.

## SERVICES
All mains services are available or connected to the property.

## CENTRAL HEATING
The property benefits from a gas fired central heating system with the benefit of water fed and electric underfloor heating to some rooms.

## SECONDARY GLAZING
The property benefits from majority secondary glazing.

## TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

## FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.