



Brantingham Hall Barn, Burrill Lane, Brantingham, East Riding of Yorkshire, HU15 1QG

A Grand Design on a Grand Scale - Stunning High Specification Barn Conversion Over 6000 Sq Ft - Approaching One Acre



Set in the heart of one of the region's most desirable unspoilt conservation villages, this stunning barn conversion forms part of the original Brantingham Hall Estate. No expense has been spared in the creation of this high specification and extremely stylish property. Standing in approaching one acre, providing five receptions, five bathrooms, four bedrooms, all en-suite including a superb master bedroom plus a detached annex, ideal for offices, leisure, guest suite or granny flat. A truly luxurious property offering a lifestyle to aspire to.

Location

The picturesque village of Brantingham has a local Post Office and the Triton Inn Public House. There are many delightful walks nearby, including the Wolds Way which runs to the west of the village. A main line British Rail Station is situated at Brough, approximately three miles distant from which an intercity train service is available and a link into the A63/M62 lies approximately two miles away offering access to Hull and the West Riding Centres of business. Local shopping, schooling and sporting facilities can be found within the nearby villages of South Cave, Elloughton and Brough, each village being located within a short driving distance.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Reception Hall

With through aspect and full height windows with views towards Brantingham Dale. Featuring a solid oak and glass panel staircase with gallery. Large cloaks cupboard.

Cloakroom/w.c.

Featuring a contemporary style suite by Villeroy & Boch with cantilevered vanity wash hand basin.

Drawing Room

With two sets of double French doors taking full advantage of the Dale view. Feature fireplace with open hearth. Solid oak plank flooring.

Gymnasium

Featuring two full length picture windows and double French doors enjoying the Dale view. Contemporary cantilevered solid oak and glass panel staircase leading to the master bedroom suite. Solid oak plank flooring.

Dining Room

With dual aspect and double French doors leading to the rear patio. Full height range of fitted storage cupboards. Featuring limestone flooring. Open plan to the ...





Lounge

This stunning room has two sets of bi-fold doors taking full advantage of the view and perfect for summertime entertaining. Featuring a contemporary style fireplace with woodburning stove. Limestone flooring.

Living Kitchen

This truly amazing room feature full height vaulted ceiling with the original solid oak roof beams. Double French doors plus bi-fold doors leading to the south facing terrace. The kitchen area has been comprehensively fitted with a stylish range of floor and wall cabinets with Corian style worktops and large centre island unit with breakfast bar. Cabinets include inset feature lighting. Integrated appliance by Miele include dishwasher, five ring induction hob, oven, steam oven plus convection microwave, coffee machine and three warming drawers, full height refrigerator and freezer plus wine refrigerator. The centre island has an inset sink with two further inset sinks to the main run of units.

Utility Room

Fitted in a style to match the kitchen with inset sink. Integrated Miele washing machine and separate dryer plus American style refrigerator with ice maker and water cooler.

Secondary Cloakroom

With wash hand basin.

First Floor

Gallery Landing

Enjoying the full height windows and view. The glass gallery is a particular feature of the property.

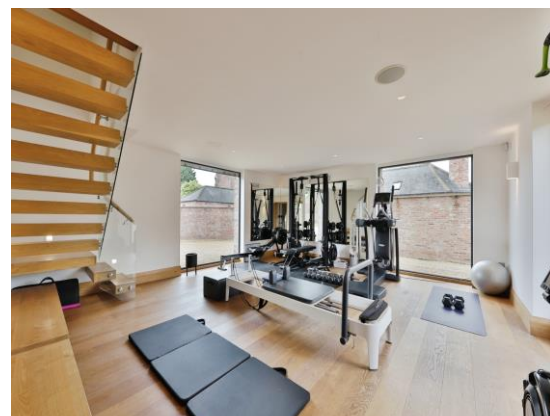
Inner Landing

Giving access to the ...

Master Bedroom Suite

Master Bedroom

Featuring the full height solid oak roof beams. Rustic brick chimney breast feature. Large fitted wardrobe with a woodgrain finish with sliding doors.



Large Walk-in Dressing Room

Includes a comprehensive range of fitted wardrobes with a high gloss finish. Oak plank flooring. Secondary staircase leading to the gymnasium. Connecting door to the ...

En-suite Master Bathroom

This stylish bathroom features a suite by Villeroy & Boch including dual entry walk-in glass panelled shower, large cantilevered vanity wash hand basin with storage cabinets, freestanding contemporary bath, fitted w.c. and full complementing tiling.

Bedroom 2/guest Suite

With exposed beams.

En-suite Shower Room

Fully tiled complementing a stylish contemporary suite by Villeroy & Boch with walk-in glass panelled shower, cantilevered vanity wash hand basin and fitted w.c.

Bedroom 3

With a range of fitted wardrobes.

En-suite Shower Room

Includes suite by Villeroy & Boch including shower cubicle, vanity wash hand basin and low level w.c.

Bedroom 4

En-suite Shower Room

With fully tiled wet area, wash hand basin and low level w.c. by Villeroy & Boch.

Family Bathroom

Threequarter tiled complementing a Villeroy & Boch suite comprising freestanding tub style bath, vanity wash hand basin on rosewood plinth, walk-in glass panelled shower and fitted w.c. Large walk-in linen cupboard. Full complementing tiling.

Detached Annex

Situated towards the end of the plot with its own garden/patio area providing accommodation on one level of approximately 800 sq ft.

This versatile facility could lend itself to a granny flat, guest suite, offices or leisure facility. Fully centrally heated. All services laid on. There is a large open plan L-shaped living area which easily be subdivided into bedrooms/living rooms etc. Currently enjoyed as an open plan office space with living and dining area. Featuring a rustic brick fireplace. There is a small kitchenette, separate w.c. with wash hand basin and recessed bar with Belfast sink and two wine refrigerators. The main area features two sets of bi-fold doors leading to the patio.

Outside

The property stands particularly well set well back from the road down a small road adjacent to Brantingham Hall bordered by yew hedging and substantial brick walling. An electrically operated sliding gate leads to a spacious parking area in front of the main house providing parking space for at least ten cars. The driveway extends to the side of the property leading to a large double garage with two electrically operated doors. The attention to detail on the hard landscaping of this stunning garden complement this overall contemporary design. There is a spacious split level block set terrace, ideal for outdoor entertaining, a spacious level lawn beyond which are stepped planters bordered by original railway sleepers. The gardens are not overlooked behind, backing onto open countryside with delightful views.

Services

Mains gas, water, electricity and drainage are connected to the property.

Central Heating

The property has a comprehensive gas fired central heating system with underfloor heating to the ground floor and all bathrooms and stylish contemporary radiators to the first floor.

Light And Sound

There is an extremely high specification Lutron lighting system allowing numerous mood light settings for each room. There is a fully integrated sound system and t.v. ports to all principle rooms.



There is an extremely sophisticated operating system for the light, sound and remote operation for the window blinds.
Full details available on request.

Security

The property has all round CCTV infra red cameras installed.

Special Note

The property has solid oak doors throughout and has a Yorkshire Building Control (LABC) Building Award.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band -.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

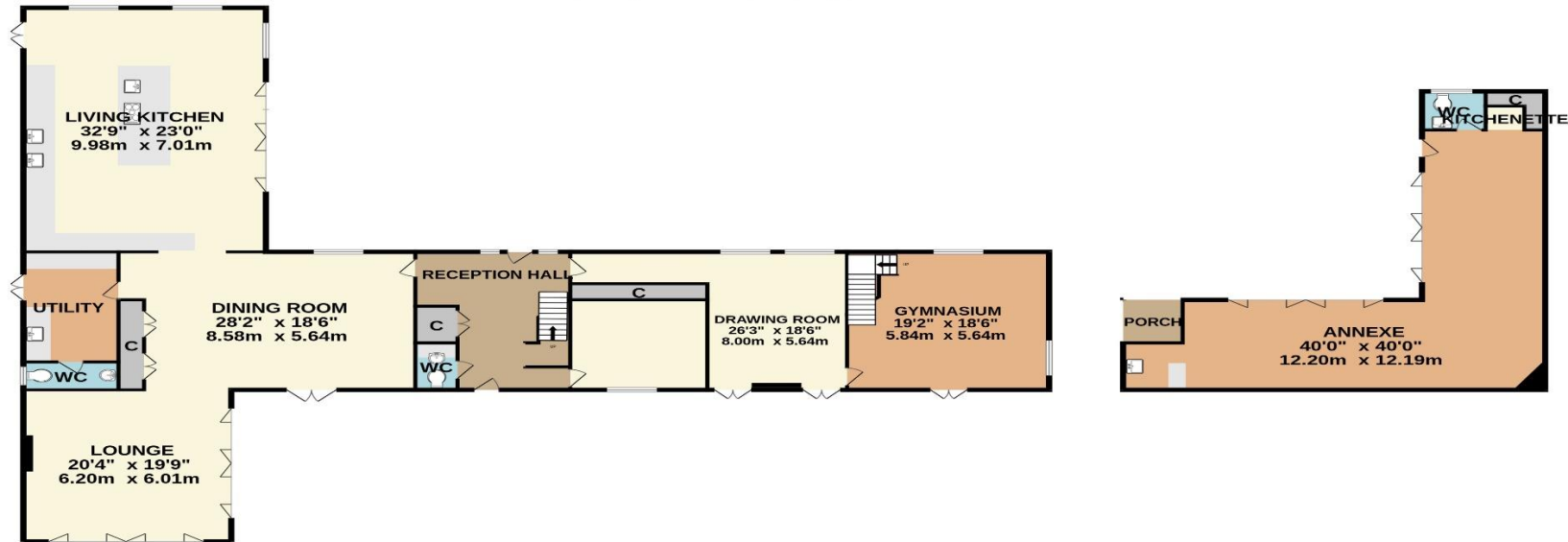
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Valuation/market Appraisal

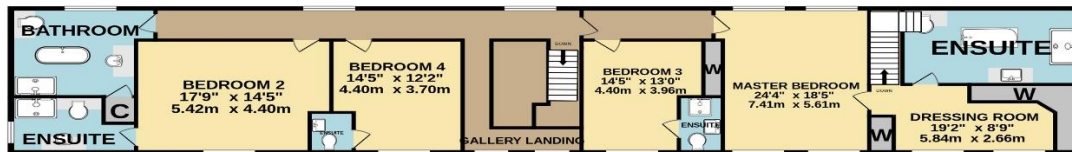
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GROUND FLOOR
3753 sq.ft. (348.7 sq.m.) approx.



1ST FLOOR
1800 sq.ft. (167.2 sq.m.) approx.



BURRILL LANE, BRANTINGHAM, HU15 1QG

TOTAL FLOOR AREA : 5553 sq.ft. (515.9 sq.m.) approx.

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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

