



**BROOK FARM
SETTRINGTON, MALTON**

Cundalls



BROOK FARM SETTRINGTON MALTON, NORTH YORKSHIRE

Malton 3 miles, Scarborough 20 miles, York 23 miles
Distances Approximate

DETACHED, EIGHTEENTH CENTURY FORMER FARMHOUSE SET IN ATTRACTIVE GARDENS OF ALMOST HALF AN ACRE, TOGETHER WITH AMPLE PARKING & RECENTLY CONVERTED ANNEXE, IN A SCENIC & EASILY ACCESSIBLE CONSERVATION VILLAGE.

BROOK FARM: ENTRANCE HALL – SITTING ROOM – STUDY – OPEN-PLAN DINING KITCHEN/FAMILY ROOM
FIRST FLOOR LANDING – THREE DOUBLE BEDROOMS – HOUSE BATHROOM

ANNEXE: OPEN-PLAN LIVING SPACE – KITCHENETTE – DOUBLE BEDROOM – EN-SUITE SHOWER ROOM

ATTRACTIVE GARDENS OF ALMOST HALF AN ACRE – AMPLE PARKING – LAUNDRY ROOM & STORES
LOVELY, UNSPOILT VIEWS ACROSS SETTRINGTON BECK

**GUIDE PRICE £675,000
FREEHOLD**

This handsome former farmhouse enjoys a superb setting, set well back from the street and overlooking Settrington beck and the grassy meadows that extend along either side of it.

The property, which is Grade II Listed, is understood to date from the late 1700s and is constructed of solid limestone walls beneath a clay pantile roof, offering accommodation of over 2,000sq.ft arranged over two floors. Within the last few years there has been a certain amount of updating carried out, although there is excellent scope to further improve and reconfigure to create a truly delightful home in what is a well sought-after and conveniently located village.

In brief the accommodation comprises entrance hall, sitting room, study, open-plan dining kitchen/family room. To the first floor there are three double bedrooms and a house bathroom.

A fantastic recent addition to the property is a one-bedroom annexe/holiday cottage, which has been meticulously converted from a former stone outbuilding, and which offers a good degree of flexibility for either accommodating dependent relatives, an income stream via holiday letting, or as a wonderful home office/guest suite. Here the accommodation amounts to 488sq.ft and includes an open-plan living space, kitchenette, double bedroom, and en-suite shower room, all with vaulted ceilings and flooded with natural light. The work has been carried out to an excellent standard with an emphasis on energy efficiency and with high quality materials used throughout.

The extensive plot, which is approaching half an acre, includes plenty of space to park and two renovated outbuildings, one of which serves as a laundry room. The gardens are attractively landscaped and feature lawn, well stocked borders, patio areas, summer house and a productive vegetable patch.

Settrington is an especially pretty village situated at the foot of the Yorkshire Wolds and benefits from a popular primary school, village hall, church, and sports club. The village is just 3 miles east of Malton, a first-rate market town which has gained a reputation as 'Yorkshire's Food Capital' with its many eateries, artisan producers and high-profile food festivals. The town has a railway station, offering regular services to the mainline station of York, from where London can be reached in less than two hours. Most of the village falls within a Conservation Area and Brook Farm is easily identified by our For Sale board.



ACCOMMODATION

ENTRANCE HALL

Staircase to the first floor. Understairs cupboard. Consumer unit. Electric meter.

SITTING ROOM

4.7m x 4.0m (15'5" x 13'1")

Open fire with stone surround and hearth. Coving. Television point. Two wall light points. Yorkshire sliding sash window to the front. Radiator.

DINING ROOM

4.7m x 3.7m (15'5" x 12'2")

Pair of original fireside cupboards with glazed display cabinets to the upper half. Coving. Yorkshire sliding sash window to the front. Radiator.

FAMILY / BREAKFAST ROOM

7.3m x 4.7m (23'11" x 15'5")

Open fire with stone surround and hearth. Coving. Second staircase to the first floor. Understairs cupboard. Two Yorkshire sliding sash windows to the front, one to the rear and one to the side. Electric radiator.

PANTRY

2.9m x 1.1m (max) (9'6" x 3'7")

Fitted shelving.

KITCHEN

4.7m x 2.1m (15'5" x 6'11")

Range of kitchen units incorporating a stainless steel, single drainer sink unit. Two oven, oil-fired Stanley stove. Electric oven and four ring gas hob. Extractor fan. Dishwasher point. Half-glazed door to the rear.

FIRST FLOOR

LANDING

Coving. Yorkshire sliding sash window to the front.

BEDROOM ONE

4.9m x 4.7m (16'1" x 15'5")

Airing cupboard housing the hot water cylinder with electric immersion heater. Casement window to the front. Radiator. Door to the inner landing.

INNER LANDING

Back staircase.

BATHROOM & WC

4.6m x 2.1m (min) (15'1" x 6'11")

White suite comprising bath with shower over, wash basin and low flush WC. Loft hatch. Yorkshire sliding sash window to the side. Radiator.

BEDROOM TWO

4.7m x 4.0m (15'5" x 13'1")

Casement window to the front. Radiator.

WALK-IN WARDROBE

1.8m x 1.1m (5'11" x 3'7")

Radiator.

BEDROOM THREE

4.7m x 3.7m (15'5" x 12'2")

Casement window to the front. Loft hatch. Radiator.

OUTSIDE

The house is approached via a private driveway, passing the annexe, and leading to a substantial parking area to the rear of the house, offering space to extend or construct garaging, if required, subject to securing the necessary consents. The front of the house overlooks well established gardens, which extend towards the village beck and include lawn, shrub borders, patio areas and a productive vegetable patch, orchard and fruit cages.

LAUNDRY ROOM

3.6m x 3.0m (11'10" x 9'10")

Range of units incorporating a stainless steel sink unit. Automatic washing machine point. Yorkshire sliding sash window. Low flush WC. Consumer unit.

STORE ROOM

3.0m x 2.5m (9'10" x 8'2")

Yorkshire sliding sash window.

TOOL SHED / BIKE STORE

3.2m x 1.7m (10'6" x 5'7")

Electric power and light.

ANNEXE

OPEN-PLAN LIVING SPACE

5.6m x 4.3m (18'4" x 14'1")

Vaulted ceiling with French windows to the southern gable and glazed apex above. Karndean flooring. Television point. Consumer unit. Two heritage radiators.

KITCHENETTE

2.1m x 1.7m (6'11" x 5'7")

Range of units incorporating a single drainer ceramic sink unit. Worcester oil-fired central heating boiler. Vaulted ceiling with exposed beam. Karndean flooring.

DOUBLE BEDROOM

4.7m x 2.5m (15'5" x 8'2")

Vaulted ceiling with exposed roof truss and two Velux roof lights. Karndean flooring. Heritage radiator.

EN-SUITE SHOWER ROOM

2.4m x 1.7m (7'10" x 5'7")

White suite comprising double shower cubicle, wash basin and low flush WC. Extractor fan. Vaulted ceiling with exposed roof truss and Velux roof light. Heritage radiator/towel rail.

GENERAL INFORMATION

- Services: Mains water, electricity and drainage.
Broadband: Both the main house and annexe have 1GB superfast fibre broadband.
Council Tax: Band: F (North Yorkshire Council).
Tenure: We understand that the property is Freehold, and that vacant possession will be given upon completion.
Post Code: YO17 8NP.
Viewing: Strictly by prior appointment through the Agent's office in Malton.



All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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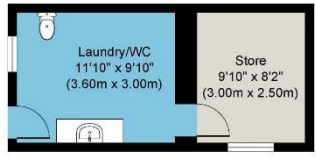


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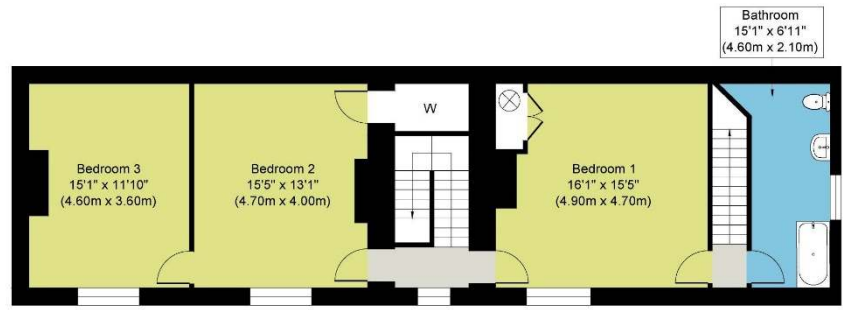
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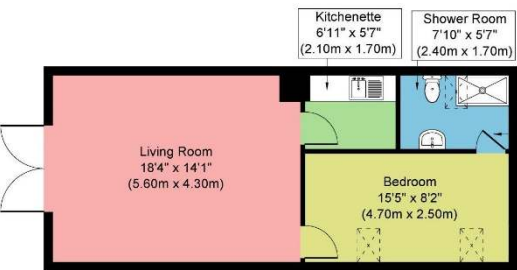




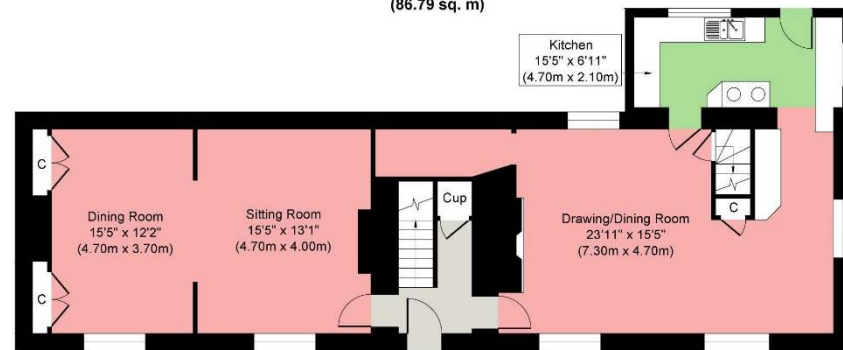
Outbuilding
Approximate Floor Area
215 sq. ft
(19.95 sq. m)



First Floor
Approximate Floor Area
934 sq. ft
(86.79 sq. m)



Annexe
Approximate Floor Area
486 sq. ft
(45.22 sq. m)



Ground Floor
Approximate Floor Area
1067 sq. ft
(99.17 sq. m)



