



VERITY  
FREARSON

BREARTON LODGE, BREARTON, HG3 3BX

£640,000



# BREARTON LODGE,

*Brearton, HG3 3BX*

**A charming stone-built four-bedroom detached property located in the highly regarded village of Brearton , occupying a delightful plot with landscaped gardens surrounding the property. Set behind a traditional stone wall, it offers privacy, generous outdoor space and a gravel driveway leading to ample off-street parking and a garage.**

Situated in the sought-after village of Brearton, the property enjoys a pleasant setting while remaining conveniently placed for local amenities and transport links. This attractive four-bedroom home presents a rare opportunity to acquire a property offering flexible, largely single-level living combined with generous gardens, excellent outdoor space and modern services.



Kitchen · Sitting Room · Dining Room · Office · Utility

3 Bedrooms · En-Suite · Bathroom

Ample Off-Road Parking · Garage · Garden









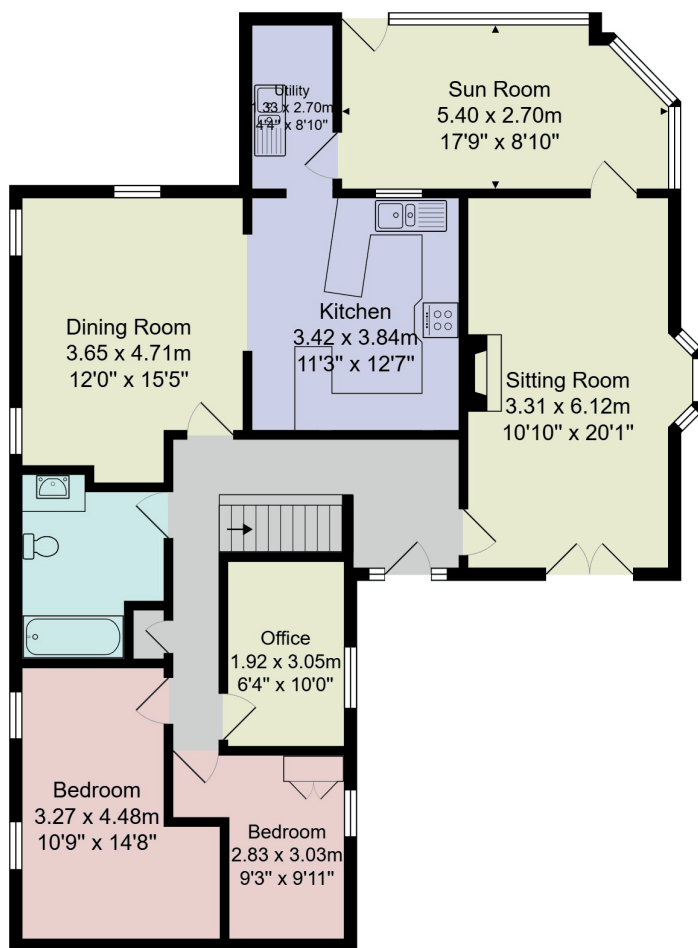


## ACCOMMODATION

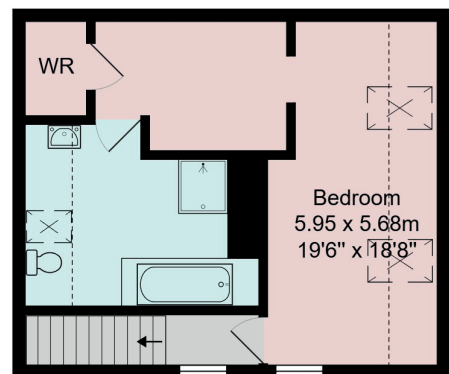
The property offers predominantly ground-floor living, with thoughtfully arranged and well-proportioned accommodation designed for ease and comfort. The layout comprises an entrance hall, a comfortable lounge featuring an open fireplace, with inset Calor Gas fire, which leads through to a garden room / conservatory enjoying pleasant views over the side garden. The breakfast kitchen features an archway opening into a dining area, creating an excellent space for both everyday living and entertaining, complemented by a separate utility room.

Completing the ground floor are three bedrooms and a house bathroom, with one of the bedrooms currently utilised as a home office, offering excellent flexibility for a variety of living arrangements. To the first floor is an impressive large bedroom suite, complete with its own bathroom and dressing room, providing a private and versatile principal living space.

# FLOOR PLAN



Ground Floor



First Floor

Total Area: 156.2 m<sup>2</sup> ... 1681 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

No liability is accepted by either the agency or Box Property Solutions Ltd as to the exact measurements of the rooms.

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### Outside

The gardens are a notable feature of the property, complemented by a gravelled driveway leading to a detached garage and providing ample off-street parking. To the front of the property is a well-maintained and attractively landscaped front garden, featuring a shaped lawn with established shrubs and planting, creating an appealing outlook and a welcoming approach to the home.

To the rear of the property is a particularly appealing flagged patio area, ideal for outdoor dining and relaxing, enjoying a peaceful outlook across the mature rear garden. The rear gardens are thoughtfully landscaped with established borders, raised beds, shrubs, trees and soft fruits, offering year-round interest. Enclosed by stone walls, hedging and fencing, the outdoor space provides both privacy and versatility, with a variety of areas to enjoy throughout the seasons. With shed and greenhouse.

### Agents Note

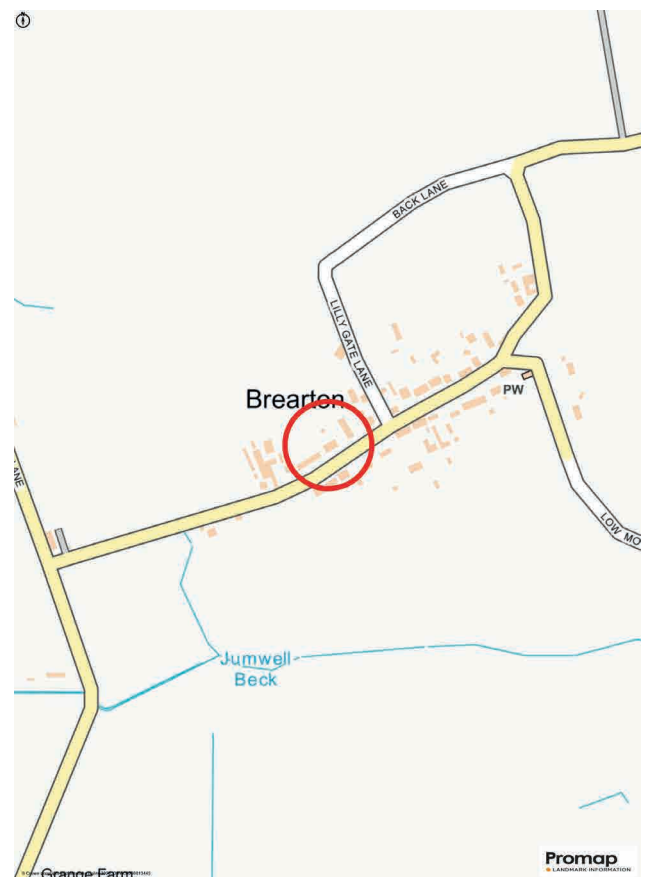
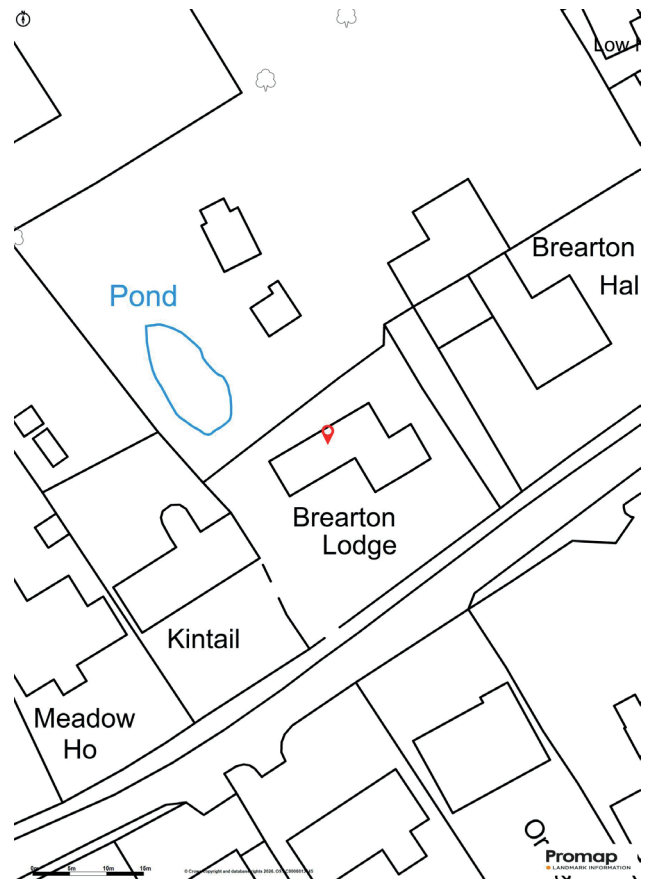
The property benefits from mains services where available and is heated via an efficient heat source pump, providing modern, energy-efficient heating suited to the village setting. Please note there is no mains gas to the village.

### Services

All mains services connected. (No gas)

### Tenure

Freehold



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