



## Frog Hall Farm, Brighton, £750,000

Occasionally a property of quite exceptional quality comes to the market and the sale of Frog Hall Farm provides one of those increasingly rare opportunities.

Believed to have been built around the middle of the 18th Century, this Grade 2 listed property has been carefully and lovingly restored by the present owners, creating this very special family home.

The farmhouse provides spacious and well planned accommodation appointed to an exceptional standard throughout, skilfully designed with family living and entertaining in mind. Maintained to the current owners specification with meticulous attention to detail and complemented by inspired fixtures and fittings blending the history of the house with modern day living.





The ground floor flows well and gives a perfect balance, combining family and more formal areas, with a beautifully proportioned lounge and dining rooms. Furthermore there is a family sitting room and cosy garden room with French doors that lead to the outdoor patio area.



The heart of the house is the beautiful kitchen, which is very well equipped and functional. There is an exposed brick wall with two original built in storage cupboards and an Aga which generates the central heating for the house. Located off the kitchen is a useful utility room, downstairs cloakroom and rear staircase leading to the first floor accommodation.



The first floor is equally impressive and you are truly spoilt with the bedrooms on offer. The principal suite is of a generous size and enjoys wonderful views across the front garden. The guest suite is likewise impressive with an en-suite overlooking the countryside rural setting. There are two further good sized bedrooms, both double in size and benefitting from a single glazed window, central heating radiator and exposed wooden beams to the ceiling.

There is a spacious house bathroom, and a second staircase leading to the converted loft space with two Velux windows, which provides excellent storage space.

The grounds of Frog Hall Farm extends to approximately three quarters of an acre with an additional range of detached barns and outbuildings. The barns have the potential for redevelopment subject to planning consent.



Mature and well established gardens lie to both the front and rear of the property with fenced and hedged boundaries. A long garden to the rear stretches to approximately 0.4 acres, offering a vast degree of privacy. The present owners have thoughtfully designed the outdoor space with several wonderful areas to relax and entertain.

The front garden is partly laid to lawn and also benefits from a large gravelled turning circle with a feature central display.

Frog Hall Farm is a perfect family home with spacious accommodation, therefore as acting agents we strongly advise an inspection at the earliest opportunity.



Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

# Frog Hall Farm, Brighton, YO8 6DH



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