



Redwood Drive, Brandesburton, Drifffield  
£325,000



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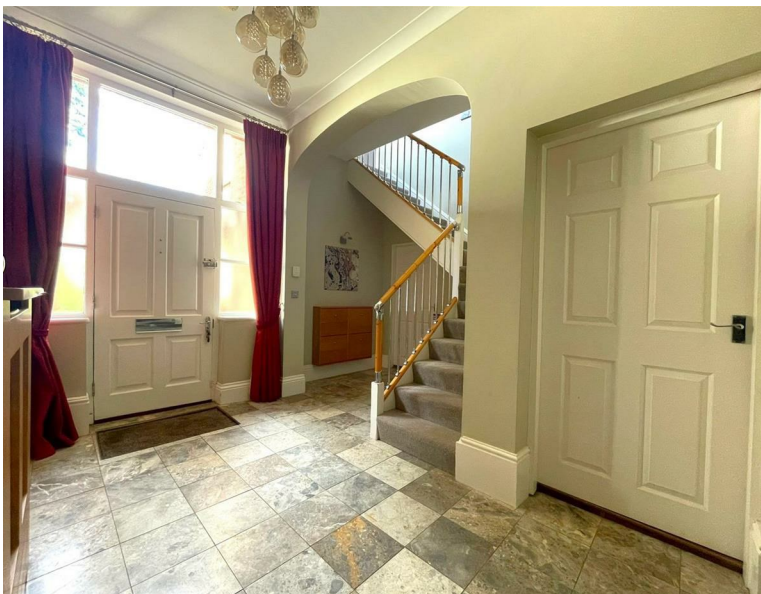


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Looking for an executive Grade II listed Townhouse? Immaculately presented with stunning views over the countryside? Approximately 4.5 acres of land and gardens to explore? Garage and ample parking BUT without having the worry of maintaining the building or gardens?

Sounds too good to be true doesn't it?

Our House are excited to offer you just this! Brandesburton Hall is a Grade II listed building, lovingly restored and converted into unique homes. This particular property is instantly impressive upon entering and will give any viewer the wow factor as you walk through the extensive accommodation set over three floors!

This spectacular home provides light, spacious and well-designed accommodation with a stylish interior displaying many original features, this property has perfectly blended the traditional with the modern, creating a fantastic home for a multitude of buyers.

No photograph or walk around tour will ever do justice to this stunning property, viewing is an absolute MUST!! Call Our House now to book a viewing 01964 532121

EPC - D  
TENURE - Leasehold\*  
COUNCIL TAX - F

\*Call Our House for more details on the leasehold

### Front Garden

Driveway with ample parking, mainly gravelled and easy access to the property.

### Entrance Hall (Ground Floor)

Stunning Entrance hall filled with natural light embracing both modern and traditional features with tiled flooring, coving to ceiling, and staircase to first floor.

### Cloakroom WC (Ground Floor)

Window to front of property, WC, Pedestal wash hand basin, Part tiled walls behind sink, Radiator, Wooden flooring.

### Snug/Bedroom

**17'5" x 8'4"**

A versatile room with solid oak flooring, Sash window, coving to ceiling and radiator.

### Utility (Ground Floor)

**9'7" x 9'6"**

A large room providing light from 3 windows to side of property. Fitted base units and worktop housing stainless sink and drainer with space and plumbing for washer and dryer under and fridge/freezer to side, a tiled splash back finishes the workspace. Ample space for drying laundry or additional storage, Vinyl flooring and radiator complete the room.

### Office

**12'11" x 11'1"**

Another large room that is currently used as an office, light fills the space from the three windows. A gorgeous dark wood floor compliments the built-in unit that fills the back wall providing cupboards and book shelving. The room also has a radiator to one wall.

### First Floor Landing

1 Window to front of property, 2 windows to side of property, Carpet

### Lounge (First floor)

**23'1" x 20'7"**

Spanning over 42 square meters this living space is the perfect place for entertaining or cuddling up on a cold winter's night. The room is impressive from it's size to the dual aspect windows that tower to the ceiling. The room is carpeted and is warmed by two radiators and a modern electric fire.

### Dining Room (First Floor)

A beautifully decorated room currently used as a separate dining room, there is a large sash window looking out to the side of the property. Coving to the ceiling blends the traditional features with the modern decoration. Again the room is heated by a wall mounted radiator and is carpeted.

### Breakfast/Kitchen (First Floor)

**17'3" x 14'0"**

This beautiful space has a traditional feel with it's warm colour scheme whilst providing all the mod-cons you would expect from a high spec modern kitchen.

There are fitted wall and base units stretching across two walls with high gloss, cream doors and granite worktops. The large island houses a sink with spray tap, dishwasher, wine racks and additional storage. There is a built in oven, double microwave, hob, fridge freezer, wine fridge and extractor fan. With ample space for a table and chairs you can cook and entertain or enjoy family time all in one! Spotlights to ceiling, tiled laminate flooring, two sash windows and a radiator complete this stunning room.

### Bedroom Three (First Floor)

**12'2" x 9'8"**

A double size bedroom with large sash window and beautiful high gloss and mirrored built in wardrobes to one wall, radiator with decorative cover, coving to ceiling and carpeted flooring.

### Bathroom

**11'5" x 8'3"**

Another mixture of modern and traditional styles meet in this grand family bathroom! We start with a beautiful wood effect tiled floor, leading to W.C, floating sink with storage under, stunning roll top bath and incredible step in shower with dual shower heads. Tall skirting, ceiling coving and tasteful wall tiling compliments the decoration of this room. Shutter to the window provides additional privacy and a heated towel rail is fitted to the wall. The room has ventilation provided by an extractor fan.

### Second Floor Landing

Carpeted

### Master Bedroom (Second Floor)

**27'9" x 19'7"**

It would be impossible to not be blown away by this spectacular master suite on the top floor of this property. With more than enough space for the biggest bed you can find, tonnes of bespoke built in storage with rich, dark wood fronts, large window and luxurious carpet in the main area leading to your very own dressing area that includes French doors onto a Juliette balcony. The room also has 2 radiators and loft access.

### En-Suite

**14'3" x 6'0"**

An impressive en-suite to compliment the stunning master bedroom. With sleek and stylish tiled walls and flooring, vanity unit housing sink and W.C, gorgeous free-standing pebble bath and step in shower. A Velux window allows light to pour into the room the heated towel rail on the radiator will keep your towels toasty until you need them and an extractor fan provides sufficient ventilation.

### Bedroom Two (Second Floor)

**16'0" x 14'1"**

Across the hall from the master suite is another great sized bedroom, this again

benefits from a huge amount of built in storage, wardrobes, drawers, shelving and a desk along with two normal and one Velux window, carpeted flooring and radiator.

### Rear Courtyard Garden

A delightful paved private courtyard sits just outside the front door. Complete with lighting, power, water supply and barbecue this is the perfect space for private parties or sitting on a summers day.

### Garage and Storage Units

The property benefits from a private garage that has barn-style automatic doors, two windows and personal door. Off the courtyard there are two private storage units providing lots of additional space. Both garage and outbuildings have power and light points.

### Hall Grounds

Set over approximately 4.5 acres the grounds of this wonderful building are extensive and yours to enjoy and share with the other residents. Perfectly kept, manicured gardens (maintained by a private gardener covered within the maintenance fee), seating areas, woodland, long entrance driveway.

ENTRANCE HALL



UTILITY/LAUNDRY ROOM    SNUG/BEDROOM



OFFICE



DINING ROOM



BATHROOM



## BREAKFAST KITCHEN



## LOUNGE



## MASTER SUITE



## BEDROOM TWO



## BEDROOM THREE

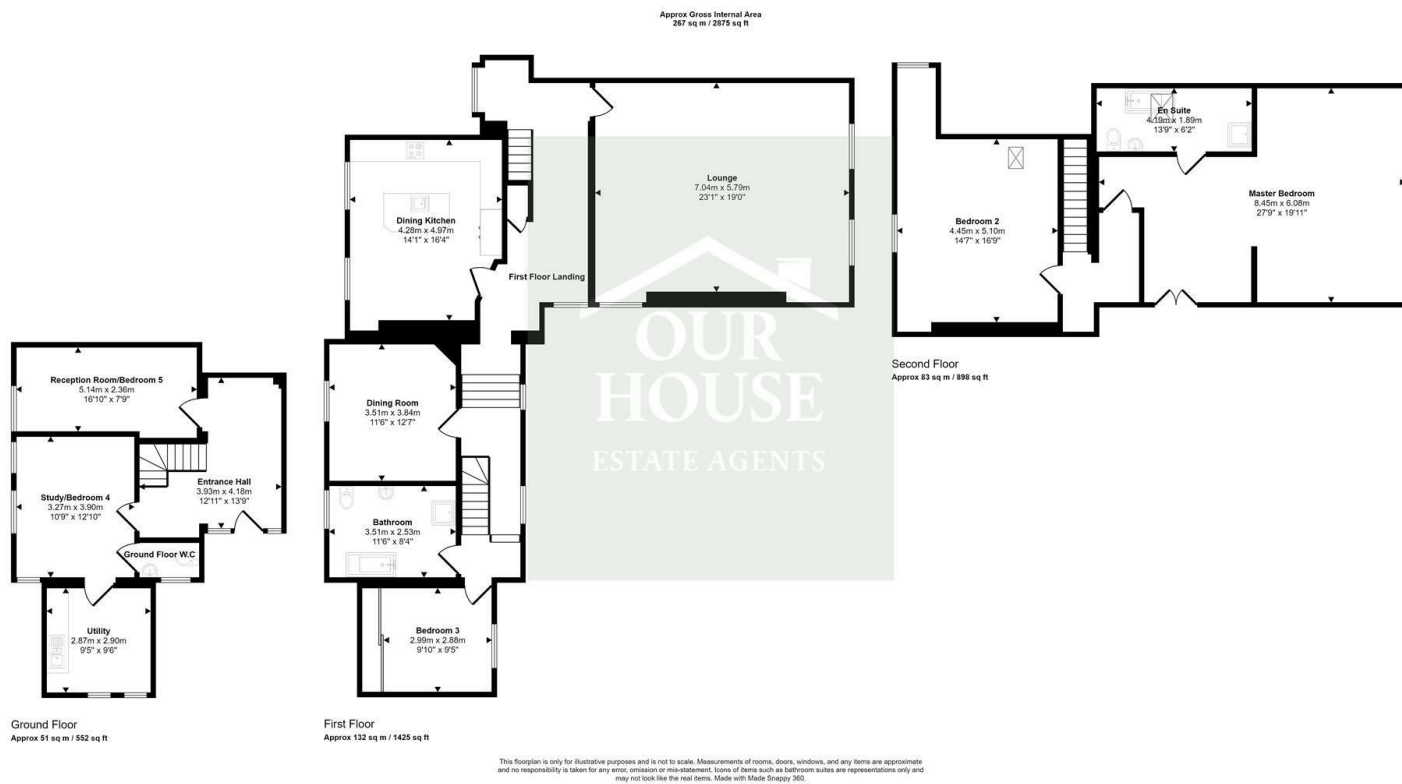


## PRIVATE COURTYARD

## HALL GROUNDS

## MORE HALL GROUNDS





| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | <b>78</b> |
| (55-68) <b>D</b>                            | <b>60</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |



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