



## 8 Keepers Cottage , Brind

£650,000

- Extraordinary Family Home
- Delightful Kitchen
- Set in 1.3 Acres
- 4 Reception Rooms
- 6 Bedrooms
- Detached Double Garage
- Utility Room & Ground Floor Cloaks/wc
- 2 Bathrooms, 1 Shower Room
- EER 74 (C)

An extraordinary family home with a tennis court and land extending to 1.3 acres.

8. Keepers Cottage is an extensive, charming cottage built, we understand, in approximately 1850 being positioned within a rural sleepy village between Selby and Howden. The present owners acquired the property in 2003 and have since carried out a comprehensive programme of renovation works which has seen the house significantly extended, reconfigured and the entire house modernised throughout.

The major works started in 2004 following planning permission for the erection of a two storey extension to either side of this exciting dwelling. Six years later, planning permission was again granted for the creation of a tennis court located to the left hand side of the land and property.

The property's extensive internal accommodation amounts to over 3,000 sq. ft., comprising four reception rooms, kitchen and utility to the ground floor and six bedrooms to the first floor. The internal arrangement is unparalleled, showcasing what is a magnificent and deceptively expansive family home.

The present owners have carefully focused on an extensive and sympathetic restoration of the property, having many original features blending the history of the house with modern day living. The accommodation to the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around a magnificent and bespoke stone staircase creating a real sense of space.

The main reception room wraps around the right hand in an L shape and is complemented by an abundance of natural light passing through an array of full height glass panels and French doors which lead out onto the patio area and beyond. An extraordinary wood burning stove takes centre stage and is just one of many features which make this house so distinctive.

The lounge merges into the formal dining area with sufficient space to facilitate appropriate furniture and leads into the spacious home office, forming part of the two storey extension work. Within the home office is a cast iron wood burner, with pleasant views overlooking the private front gardens.

The kitchen is located to the rear of the property and comprises a range of wall and base units to three sides and a large island. There are black granite work surfaces over contrasting with the solid oak island and a freestanding Aga and recess space for an American style fridge freezer. A door from the kitchen leads into the utility area and study beyond. The utility comes equipped with all laundry facilities and a secondary sink unit. Side access to the paddock and tennis courts.

The ground floor is completed by a study which is currently occupied as the present owners store room but can be used for a range of different purposes. Positioned between the study and utility room is a ground floor cloakroom wc.

To the first floor, the property is further enhanced by six bedrooms in total and two house bathrooms. The principal suite is without doubt the choice bedroom, being complemented by exposed brick and wooden beams and a beautiful en suite bathroom and separate shower. One of the more unique aspects of the main bedroom is the secondary staircase directly into the bedroom from the home office on the ground floor.

All six bedrooms benefit from a double glazed window and central heating radiator and barring bedroom six, are double bedrooms in size. There are two house bathroom serving bedrooms two to six.

The property is positioned within a beautiful rural country setting. Brind is a hamlet in the East Riding of Yorkshire, forming part of the civil parish of Wressle. It is situated approximately 2 miles to the north of the market town of Howden and lies west of the B1228 road. The single track tarmac road runs through the entire hamlet, and joins the Wressle road to the north.

Despite its small size, Brind has a rich history dating back to the medieval period, providing the rural idyllic lifestyle that so many wish for on their doorstep. With less than 100 residents, the hamlet of Brind most certainly is appealing to those who enjoy the peaceful lifestyle and country pursuits.

The grounds of the property extend to 1.3 acres, made up of private gardens, tennis court and a wildlife garden which could be converted into a paddock depending on the individual(s) requirements. Within touching distance of the property, a converted outbuilding will be found which is currently occupied as a gymnasium although has been previously used as a home office. There is power and electric supplied along with a wood burning stove as a source of heating.

Within the grounds to the front left is a detached double garage with off street parking in front along with additional parking to the opposing side, again in front of the property.

Immediately to the right of the property is what is classed the private garden - a beautiful and private outdoor space with a raised patio area and enclosed established tree lined boundaries. Please note the plan included within these particulars for not to scale and for identification purposes only.

The extensive land associated with this property is one of the main selling features and is sure to be of interest to those who are looking for a similar opportunity. No. 8, Keepers Cottage is a perfect example of a spacious family home with generous outdoor space and is perfect for those buyers who value a peaceful and quiet setting. An early inspection is highly advisable. All viewings are strictly via appointment only.

EER- 74 (C)

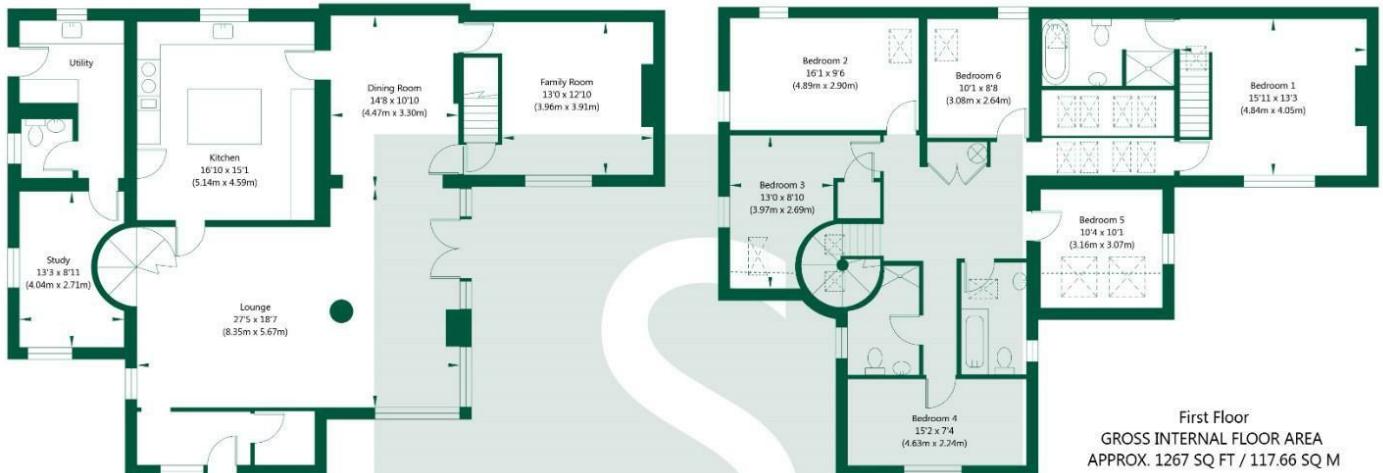
Tenure - Freehold

Council Tax - East Riding of Yorkshire - Band TBC

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

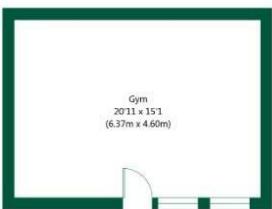






Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1461 SQ FT / 135.77 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1267 SQ FT / 117.66 SQ M



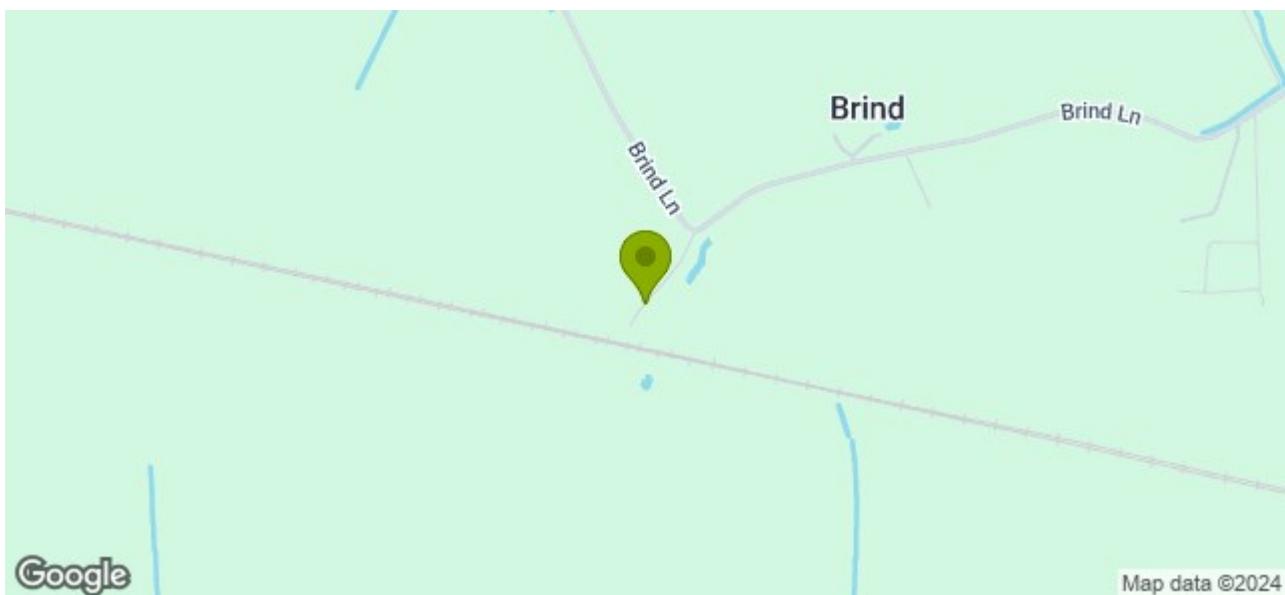
Outbuilding (Excluding Mezzanine)  
GROSS INTERNAL FLOOR AREA  
APPROX. 315 SQ FT / 29.3 SQ M



Est. 1871



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3043 SQ FT / 282.73 SQ M (Excluding Garage & Mezzanine)  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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N Lawrence
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