



Fairview  
Brawby, YO17 6PY  
Guide price £360,000

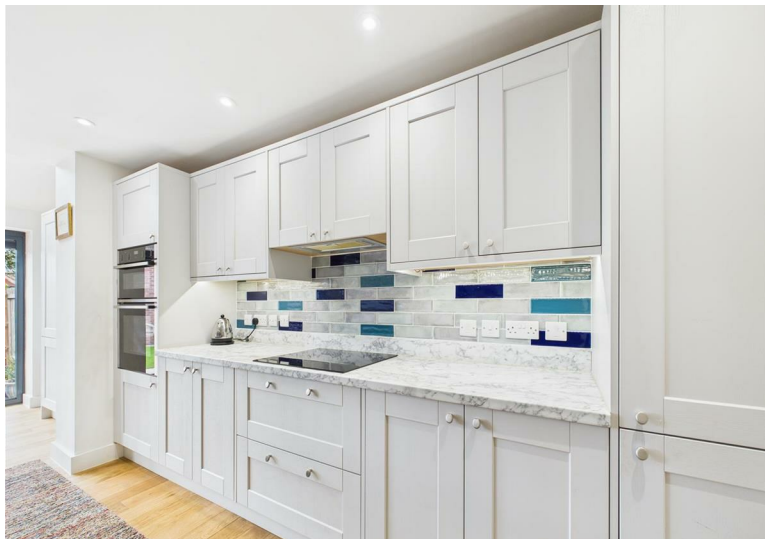
  
WILLOWGREEN  
ESTATE AGENTS

This beautifully finished three-bedroom, two-bathroom home in Brawby, Malton, combines modern design with a warm, inviting feel, enhanced by thoughtful features that bring both comfort and efficiency. The property benefits from an air source heat pump providing sustainable, energy-efficient heating and an electric garage door offering convenience and ease of access.

The front door opens into a bright and welcoming hallway, where a guest cloakroom is neatly tucked beneath the stairs.

At the heart of the home lies a stunning open-plan kitchen, dining, and living space. The kitchen is sleek and contemporary, featuring a large island with elegant marble worktops and ample space for family gatherings or entertaining. Bi-fold doors open out to the garden, creating a seamless connection between indoor and outdoor living, ideal for warm summer evenings. The lounge area, complete with a working log burner, can be enjoyed as part of the open-plan layout or closed off for a more private and cosy retreat.

Upstairs, there are three generously sized bedrooms and a well-appointed central bathroom. The master bedroom boasts its own en-suite with a shower, while the second bedroom offers beautiful views over farmland to the rear, a peaceful reminder of the home's charming countryside setting.



|                            |                             |
|----------------------------|-----------------------------|
| <b>ENTRANCE HALL</b>       | 12'7" x 5'10" (3.84 x 1.79) |
| <b>GUEST CLOAKROOM</b>     | 4'8" x 2'3" (1.43 x 0.71)   |
| <b>KITCHEN/DINING ROOM</b> | 20'2" x 16'1" (6.17 x 4.92) |
| <b>LIVING ROOM</b>         | 12'7" x 9'11" (3.86 x 3.03) |
| <b>MASTER BEDROOM</b>      | 12'2" x 8'10" (3.72 x 2.70) |
| <b>EN-SUITE</b>            | 4'0" x 6'5" (1.22 x 1.96)   |
| <b>BEDROOM TWO</b>         | 13'3" x 6'11" (4.04 x 2.11) |
| <b>BEDROOM THREE</b>       | 8'8" x 7'7" (2.66 x 2.33)   |
| <b>BATHROOM</b>            | 5'6" x 8'1" (1.70 x 2.47)   |
| <b>EXTERIOR</b>            |                             |
| <b>GARAGE</b>              | 20'0" x 10'1" (6.12 x 3.08) |

## **LOCATION**

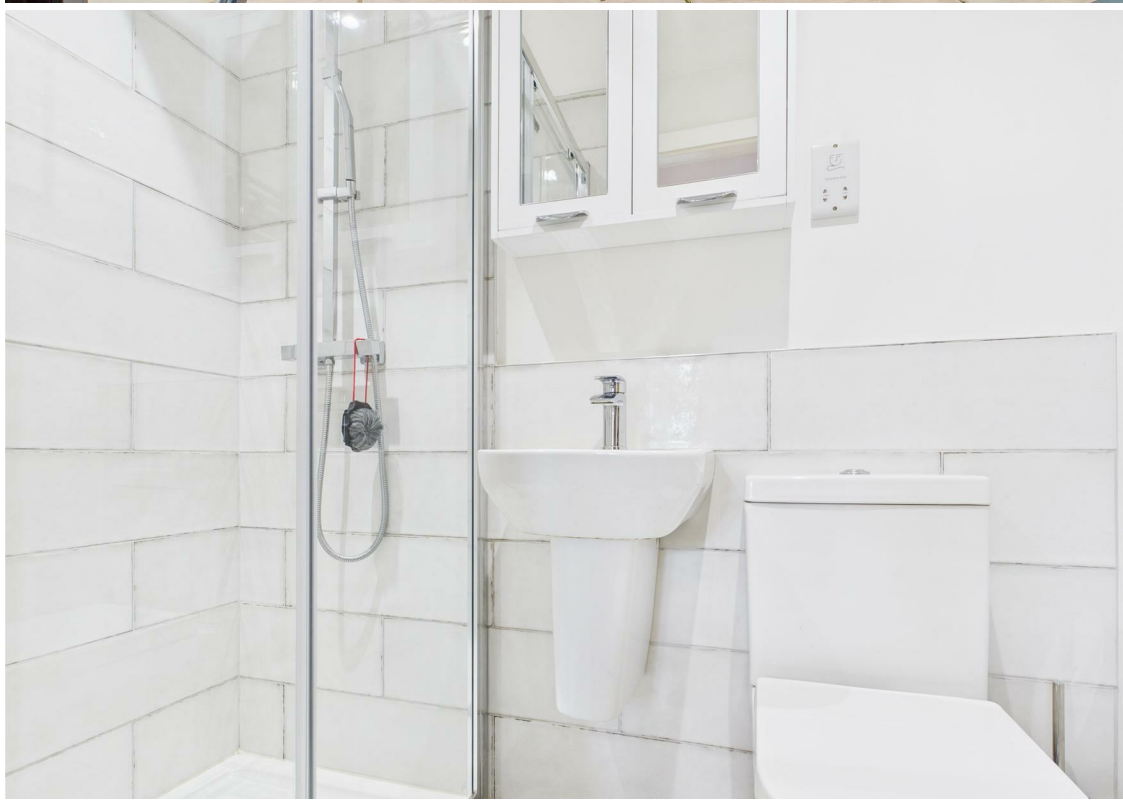
Brawby is a small village just north of Malton, sitting neatly between the rivers Rye and Seven. It's a quiet spot, with farmland stretching out on all sides, and easy access to the Howardian Hills and the edge of the North York Moors. The village itself is mostly cottages and farmhouses, with a friendly, lived-in feel.

From Brawby you're only a short drive to Malton, Yorkshire's food capital, with its markets, restaurants, and craft shops. Head the other way and you'll find wide open countryside, riverside walks, and routes up towards Kirkbymoorside and the moors beyond. The village is also known for its small but characterful Brawby Garage concerts, hosted in a converted garage and bringing in musicians and performers from near and far.

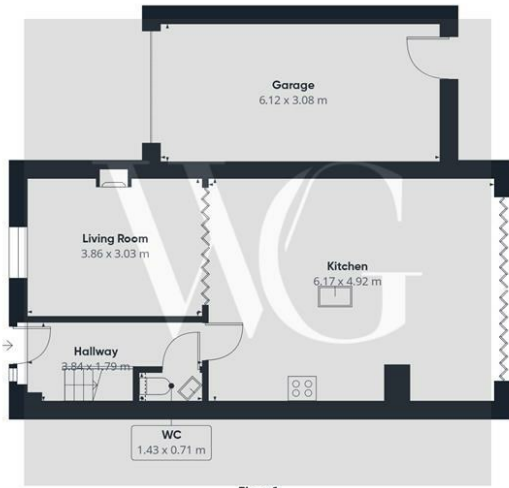
It's not a place of big attractions, but that's the charm. Brawby is about stillness, scenery, and being close to both town and moor.

## **COUNCIL TAX BAND C**

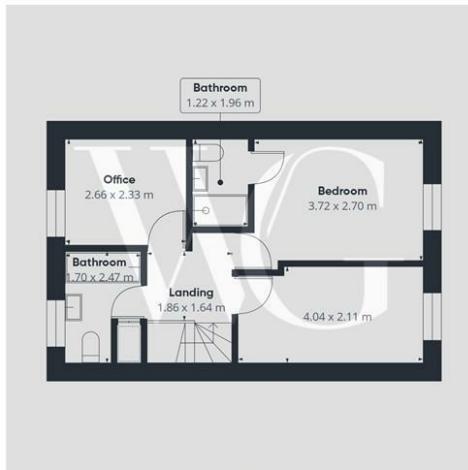
## **EPC RATING C**







Floor 1



Floor 2

WG

Approximate total area<sup>(1)</sup>  
103 m<sup>2</sup>

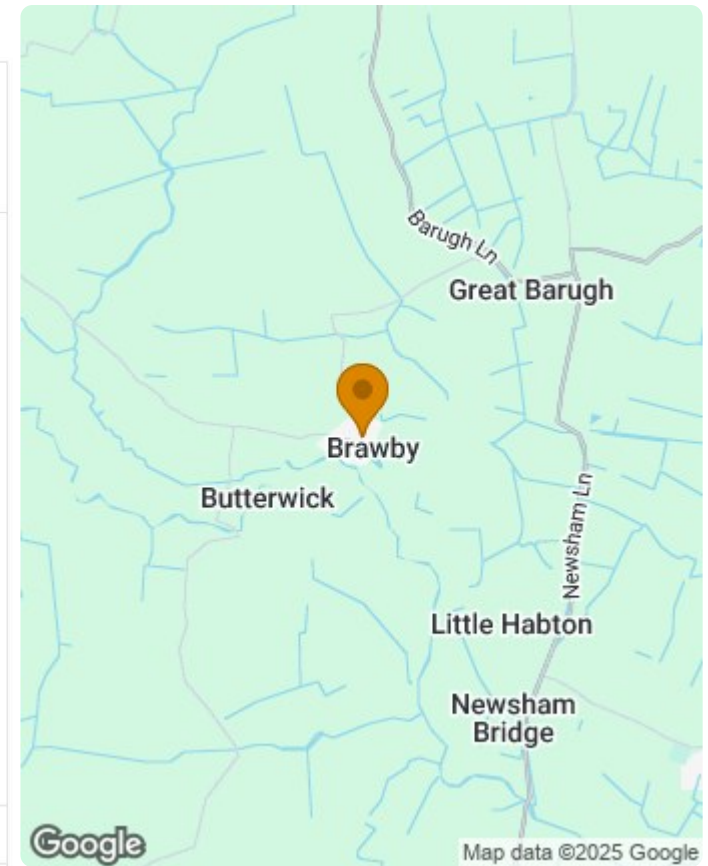
Reduced headroom  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

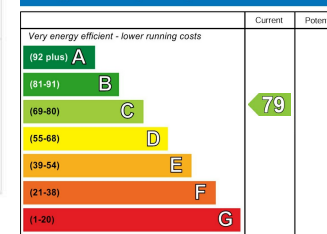
Reduced headroom  
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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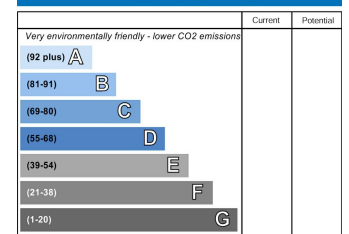


Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



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