



Brook Farm Back Lane
Ebberston, YO13 9PA
Guide price £695,000


WILLOWGREEN
ESTATE AGENTS

Brook Farm is a charming and characterful family home, offering both comfort and versatility, complemented by a 2 bedroom detached cottage that presents an excellent opportunity for holiday or residential letting, multi-generational living, or use as a home office or business space. Situated on Back Lane, the property is positioned in a quiet location leading to rolling fields and an orchard.

Originally converted in the late 1980s and thoughtfully upgraded in recent years, the main house provides well-appointed accommodation that seamlessly blends period charm with modern conveniences. Traditional features such as exposed beams and solid oak kitchen cabinetry are paired with high-quality finishes, including elegant granite worktops, creating a warm and inviting living environment.

Adjoining the main house is a substantial stone outbuilding, currently utilised for garaging and storage. A previously approved planning scheme offers the potential to integrate this space into the main residence, with proposed plans including a spacious family room, a practical boot room, an enclosed porch, a ground-floor WC, and a first-floor study—enhancing both functionality and living space. The property also benefits from solar panels installed on the roof, contributing to energy efficiency.

The delightful detached cottage, positioned separately from the main house, offers well-proportioned accommodation, featuring a cosy lounge, a well-equipped dining kitchen, a utility/boot room, a house bathroom, a generous main bedroom, and an additional single bedroom. Originally granted planning permission as an annex to the main home, this versatile space offers a wealth of possibilities.

Externally, the property enjoys a secluded courtyard and a paved patio area, providing ample off-road parking. An elegant ornamental archway leads through to the beautifully mature garden, positioned to the south side of the main house, offering a tranquil and picturesque outdoor retreat.



LOCATION
Ebberston is a charming village in North Yorkshire, perfectly positioned between the stunning North York Moors and the scenic Yorkshire coast. Nestled on the A170, it offers easy access to Dalby Forest, a haven for outdoor enthusiasts, with miles of walking and cycling trails. The village is well-connected, with a regular bus service linking it to the historic market towns of Pickering and Helmsley, as well as the popular seaside resort of Scarborough. With its idyllic countryside setting, yet convenient transport links, Ebberston is an ideal location for those seeking a peaceful rural lifestyle with excellent access to both nature and amenities.

ENTRANCE HALL	8'10" x 18'3" (2.71 x 5.58)
SITTING ROOM	20'0" x 20'1" (6.11 x 6.13)
DINING ROOM	11'0" x 14'0" (3.37 x 4.27)
KITCHEN/DINING	20'0" x 12'2" (6.12 x 3.72)

CLOAKROOM

UTILITY	8'5" x 9'7" (2.57 x 2.93)
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LANDING

BEDROOM 1	20'0" x 12'5" (6.12 x 3.79)
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ENSUITE 1

WALK IN WARDROBE

BEDROOM 2	9'10" x 12'8" (3.00 x 3.87)
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ENSUITE 2

BEDROOM 3	10'2" x 21'6" (3.12 x 6.56)
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BEDROOM 4	10'3" x 11'6" (3.13 x 3.53)
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BATHROOM

ANNEXE

ANNEXE SITTING ROOM	13'11" x 13'10" (4.258 x 4.22)
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ANNEXE UTILITY	6'0" x 8'6" (1.83 x 2.61)
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ANNEXE KITCHEN/DINING	9'10" x 13'11" (3.0 x 4.26)
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ANNEXE BATHROOM

ANNEXE BEDROOM 1	12'3" x 13'10" (3.74 x 4.22)
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ANNEXE BEDROOM 2	9'3" x 10'3" (2.82 x 3.13)
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OUTSIDE

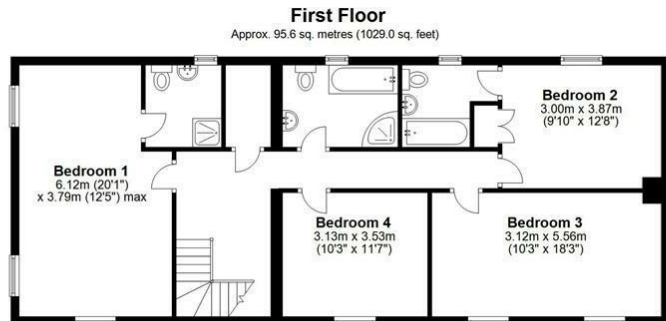
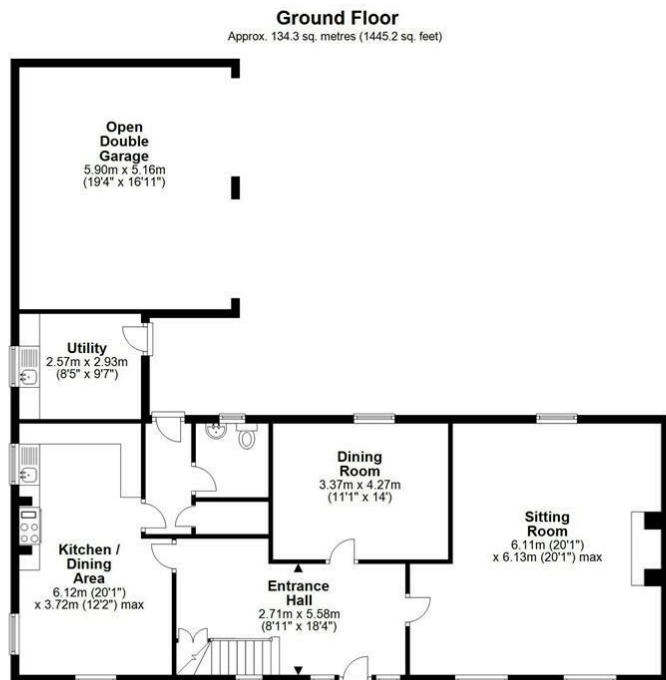
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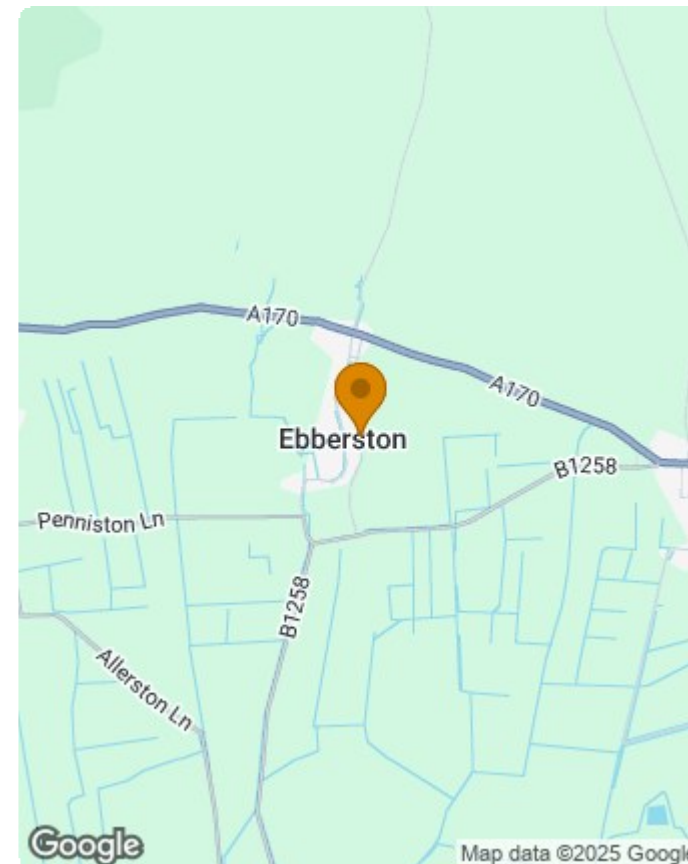
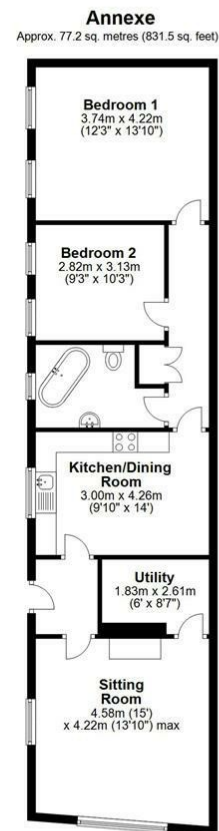
The property is currently undergoing a re-rating as om recent years the property has been reinsulated, a new central heating boiler, two wood burning stoves and solar panels have been installed.







Total area: approx. 307.1 sq. metres (3305.6 sq. feet) Inc. Garage and Annexe
Brook Farm, Ebberston



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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