



**BRENTWOOD,
SAWDON, NORTH YORKSHIRE**

Cundalls



BRENTWOOD

MAIN STREET, SAWDON

NORTH YORKSHIRE

YO13 9DY

Scarborough 10 miles Malton 17 miles, York 35 miles, Leeds 60 miles (all distances are approximate)

A delightful Georgian house set in almost a quarter of an acre of grounds, located in a pretty and peaceful rural village.

Characterful accommodation amounting to over 2,00 square feet in total, providing nicely proportioned and beautifully presented living space.

- Entrance Hall – Sitting Room – Study – Dining Room – Breakfast Kitchen – Living Room – Utility & Cloakroom
- Master bedroom with en-suite shower and cloakroom – Three further bedrooms over two floors. House bathroom
- Well established garden and grounds, with a lovely south facing aspect. Driveway providing off-street parking
- Range of useful outbuildings including barn/workshop and gardener's store.

GUIDE PRICE £575,000

DESCRIPTION / BACKGROUND

A charming family home located within a peaceful rural village and set within almost 0.25 acres of garden and grounds. Brentwood dates back to 1790 and being Grade II listed offers a wealth of character with beautifully proportioned accommodation, presented to a high standard throughout, all in all an ideal family home. Brentwood is located in a rare south facing position within the village, with grounds to the front, rear and side, together with an adjoining barn with workshop and gardeners store.

Brentwood was originally the village pub, known locally as The Buck Inn. Carefully renovated around 12 years ago the property provides almost 2,400 square feet of accommodation, sympathetically restored so that many character touches sit alongside the improvements including a stylish bespoke farmhouse style kitchen, secondary and double glazing and a recent full redecoration and a number of new carpets fitted throughout.

In brief the accommodation comprises; entrance hall with encaustic tiled floor, cosy dual aspect sitting room, formed from the original bar and with an adjoining study. Front facing dining room and living room to the side with a vaulted ceiling. To the rear is a dual aspect kitchen fitted with bespoke oak cabinetry and the rear hall with adjoining cloakroom and utility.

The bedrooms are arranged over the top two floors, with the master bedroom to the first floor providing a cloakroom and en-suite shower room. Three further double bedrooms and house bathroom with white suite.

Sawdon is a quiet rural village located about a mile off the A170 north of Brompton By Sawdon. A traditional village which is typified by a Main Street lined by character properties, it is wonderfully situated for outdoor activities, with miles of walks literally from doorstep, along with bridleways and an easy access into Dalby Forest. The village has an active village hall and a newly re-opened pub; The Anvil Inn. Primary education is close by at the well regarded Brompton Primary School and all other amenities are close at hand in either Scarborough 7 miles distant or Malton which is just 10 miles away.

ACCOMMODATION

ENTRANCE HALL

Painted panelled stable door with inset glazed pane. Encaustic tiled floor. Return staircase to the first floor with fitted under-stairs cupboard. Exposed stone wall to part. Pair of radiators. Telephone point. Back door out to the rear.

SITTING ROOM

4.50 m(14'9") x 4.30 m(14'1")

Dual aspect room with sash window to the front and casement window to the side. Morso wood burning stove set on a quarry tile hearth with brick lined alcove. Newly fitted carpet over oak floorboards. Double radiator. Range of fitted display and book shelves. Two fitted cupboards. Television point. Open through to study to the rear. Painted panelled ceiling.



STUDY

4.00 m(13'1") x 1.80 m(5'11")

Sash window to the side. Electric consumer unit. Newly carpeted with oak floor beneath. Feature recesses. Radiator. Broadband point.



LIVING ROOM

3.80 m(12'6") x 3.75 m(12'4")

Vaulted ceiling with exposed beams. Sash window to the front. Fully glazed door opening out onto the courtyard to the rear. Radiator. Tiled floor. Range of fitted storage cupboards. Recessed ceiling lights.

DINING ROOM

4.57 m(15'0") x 3.65 m(12'0")

Sash window to the front. Cast iron traditional range, with open fire, bread oven and tiled hearth with dog grate. Original exposed beams. Exposed stone work to part. Oak flooring. Wall light points. Radiator. Television point. Door through to the kitchen. Door to;



BREAKFAST KITCHEN

4.00 m(13'1") x 3.60 m(11'10")

Bespoke kitchen with solid oak painted base and wall units with Butcher block worktops. Inset Belfast sink with double drainer finished in granite to either side. Recess ideal for a Range cooker with lintel beam overhead. Integrated fridge. Tiled splashback. A pair of sash windows to the side and rear. Overhead drier rack. Radiator. Floor standing oil fired central heating boiler.



UTILITY AND CLOAKROOM

3.00 m(9'10") x 1.85 m(6'1")

Fitted counter top incorporating one and a half bowl ceramic sink unit. Tumble drier point. Washing machine point. Dishwasher point. Yorkshire sliding sash window to the rear. Low flush WC.

FIRST FLOOR

LANDING

2.90 m(9'6") x 2.90 m(9'6")

arched recess to the half landing with inset light. Beamed ceiling. Stairs to second floor.

BEDROOM ONE

4.60 m(15'1") max x 4.50 m(14'9")

Dual aspect room with sash window to the front with window seat and further sash window to the side. Beamed ceiling. Joiner built fitted wardrobes. Two radiators. Exposed stonework to part. Telephone point.





CLOAKROOM

1.57 m(5'2") x 0.90 m(2'11")

Low flush WC. Pedestal wash hand basin. Electric light and shaver point. extractor fan

SHOWER ROOM

1.78 m(5'10") x 0.80 m(2'7")

Fully tiled walk in cubicle with Mira Sport shower overhead, extractor fan.

BEDROOM TWO

4.60 m(15'1") max x 3.70 m(12'3")

Sash window to the front with window seat. Exposed stone wall, beamed ceiling, Radiator. Exposed stone work to part.

BATHROOM

3.00 m(9'10") x 1.52 m(5'0")

Bath with tiled surround and shower overhead. Low flush WC. Pedestal wash hand basin. Radiator. Casement window to front. Tiled flooring. Extractor fan. Beamed ceiling.



SECOND FLOOR

LIBRARY LANDING

4.16 m(13'8") x 3.14 m(10'4")

Conservation roof light. Exposed feature beam. Fitted shelving.

BEDROOM THREE

3.78 m(12'5") x 3.70 m(12'2")

Sash window to the side. Sloping ceiling with exposed beams. Fitted storage cupboards. Telephone point. Radiator. Recessed ceiling lights.

BEDROOM FOUR

3.80 m(12'6") x 3.00 m(9'10")

Sash window to the side. Sloping ceiling with exposed beams. Eaves storage cupboard. Recessed ceiling lights. Radiator. Fitted storage cupboard



OUTSIDE

Brentwood is one of only a handful of properties within the village which face south and benefits from a lovely lawned garden to the front. Attractively landscaped with a mature mixed native hedge surrounding the garden and well established shrub borders, the garden is a great example of a classic cottage garden with lavender and rose borders providing plenty of colour and interest. A graveled driveway provides off street parking to the side of Brentwood and a timber log store stands in the corner.



To the side is the garden room with a terraced area the sides. At the rear is an area of standing with a hand gate leading out onto the street. There is an outside water supply.

WORKSHOP AND BARN

6.00 m(19'8") x 4.20 m(13'9")

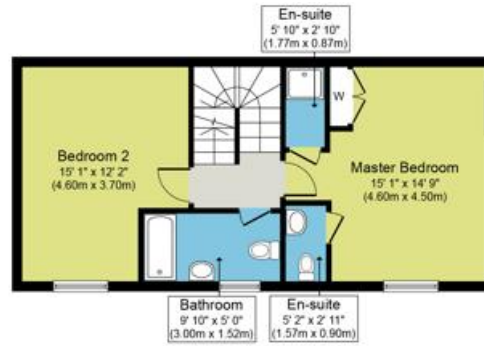
Original stalls still in situ. Tiled floor. Electric light and power points.

GARDENERS STORE

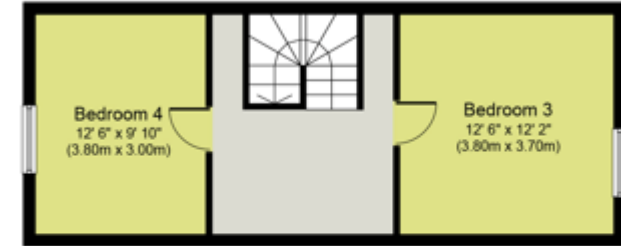
3.40 m(11'2") x 1.50 m(4'11")

Fitted bench. Electric light. Windows to the side.





First Floor
 Approximate Floor Area
 517 sq. ft.
 (48.0 sq. m.)



Second Floor
 Approximate Floor Area
 420 sq. ft.
 (39.0 sq. m.)



Ground Floor
 Approximate Floor Area
 1,453 sq. ft.
 (135.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL INFORMATION - REMARKS & STIPULATIONS

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no rights of way over the property.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for Brentwood and is available for inspection at the agents Pickering, Malton or Helmsley Offices. Current E/47 Potential D/687

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. Interested parties should register their interest with the agents to be involved in sale negotiations. For those with queries or to inform the agents of their interest please contact Judith Simpson on 01751 472 766, email: judith.simpson@cundalls.co.uk

GENERAL INFORMATION

Services: Mains electric, oil, water & drainage.
Planning: Scarborough Borough Council
Council Tax: Band F
Tenure: The property is Freehold and vacant possession will be given upon completion.
Viewing: Strictly by appointment with the agent's office in Pickering; 01751 472766
Postcode: YO13 9DY

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

