



## The Old Bath House | Brandsby, York

A substantial and well-appointed three bedroom detached property with delightful gardens and grounds. The Old Bath House dates from the late 19th Century and has over the years being tastefully and extensively extended and improved. Situated within the much sought-after village of Brandsby, the property is attractively located within the Howardian Hills Area of Outstanding Natural Beauty.

Viewing is essential to appreciate fully the internal and external space on offer.

- Three Bedroom detached property
- Substantial gardens, extending in all to 0.2 acres or thereabouts
- Idyllic Rural Setting
- Four reception rooms
- Garage and greenhouse
- For Sale with No Onward Chain

**Guide Price £475,000**





# The Old Bath House | Brandsby, York



## ACCOMMODATION

### ON THE GROUND FLOOR

#### ENTRANCE HALL

18'6" x 11'1" (5.64m x 3.38m)

With cloak cupboard and WC, staircase to the first floor.

#### SHOWER ROOM

Fitted shower cubicle and wash hand basin, airing cupboard.

#### KITCHEN

12' x 11" (3.66m x 3.35m)

A modern range of fitted base and wall mounted units, integral electric oven and grill, 4 ring hob and extractor hood. upvc double glazed window to front, upvc door to the side. Oil fed Rayburn Royal with 2 hotplates, 1 1/2 bowl stainless steel sink and drainer and chrome mixer taps, integral fridge and dishwasher.

#### SITTING ROOM

16'6" x 12'4" (5.03m x 3.76m)

LPG gas fireplace in stone surround with timber mantelpiece, twin bookshelves into recess, decorative corning, 2 no. side aspect double glazed windows.

#### DINING ROOM

12'3" x 10'2" (3.73m x 3.10m)

Double glazed door to the conservatory.

#### CONSERVATORY

16'6" x 11'8" (5.03m x 3.56m)

upvc double glazed unit with French doors to outside and rear gardens.

### TO THE FIRST FLOOR

#### LANDING

#### BEDROOM 1 (S)

16'6" x 12'4" (5.03m x 3.76m)

With fitted wardrobes, upvc double glazed windows to side and rear.

#### BEDROOM 2 (E)

12'4" x 10'1" (3.76m x 3.07m)

With fitted wardrobes, upvc double glazed windows to the rear.

#### BEDROOM 3 (NE)

13'9" x 9'3" (4.19m x 2.82m)

With built in cupboard, upvc double glazed windows to side and rear elevations.

#### CLOAKROOM

6'5" x 5'8" (1.96m x 1.73m)

with WC and hand wash basin.





## OUTSIDE

The Old Bath House includes delightful gardens and grounds, extending in all to 0.20 acres or thereabouts. Approached along a private driveway, with lawned gardens to the front enclosed by established beech hedgerows. To the rear, there is a hardstanding path walkway flanked by lawned gardens and herbaceous borders, greenhouse, 2 no. timber sheds. Beyond a low level hedgerow there is a vegetable garden with 4 no. raised beds and composting area.

## Garage

20'3" x 9'6" (6.17m x 2.90m)

With up and over door to the front, personnel door into the Conservatory, electric power and lighting.

## SERVICES

Mains electricity and oil-fired central heating. Private water supply and shared private drainage system. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

## TENURE

We understand to be freehold with vacant possession on completion.

## VIEWING

Strictly by appointment with the Agents. Tel: 01653 692151.

## POSTCODE

YO61 4RQ. The Old Bath House is situated centrally within the village of Brandsby. What3Words location: ///suits.overjoyed.acids

## COUNCIL TAX BAND

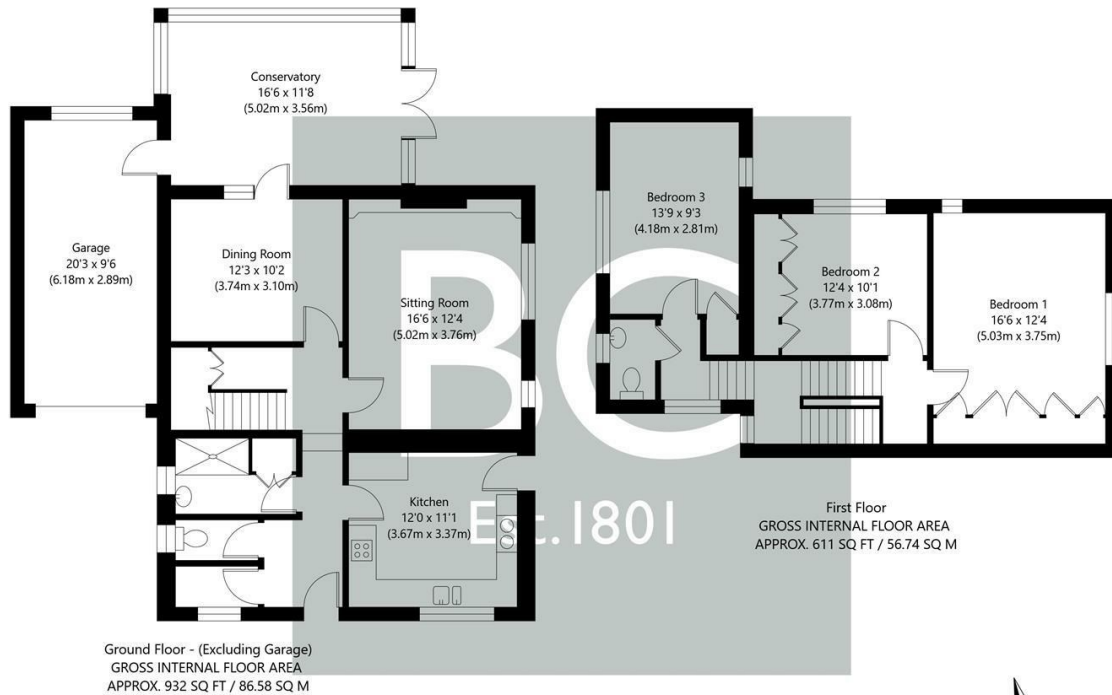
We are verbally informed the property lies in Band E. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council. Tel 0300 131 2131.

## ENERGY PERFORMANCE CERTIFICATE

Assessed in Band G. The full EPC can be viewed at our Malton office.



# The Old Bath House | Brandsby, York



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1543 SQ FT / 143.32 SQ M - (Excluding Garage)  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2023



## VIEWING

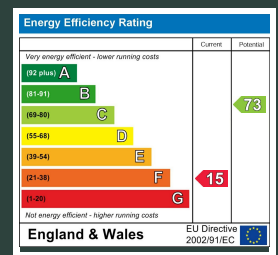
Strictly by appointment with the agent

## COUNCIL TAX BAND

E

## ENERGY PERFORMANCE RATING

G



St Michaels House Market Place, Malton, YO17 7LR  
 t: 01653 692151  
 e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



**RICS**  
 Regulated by RICS

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.  
 BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

**BC**  
 Est. 1801