



Redwood Drive, Brandesburton, East Yorkshire, YO25 8UH
Offers In The Region Of £695,000

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EXCLUSIVE



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Lilac Cottage is nestled within the exclusive Old Hospital Grounds development in the sought-after village of Brandesburton. A truly unique setting in this region. Surrounded by open countryside and far-reaching field views, this charming Wolds village offers an enviable lifestyle, complete with a traditional village store, butcher, popular pubs serving food, a bustling fish and chip shop, and the renowned Burt's restaurant at Dacre Lakes, where you can enjoy waterside dining or even take a paddle. Set on a stunning plot of just under an acre, Lilac Cottage enjoys picturesque, uninterrupted views of the surrounding landscape —making it a true lifestyle home you'll look forward to returning to.

This delightful home boasts a bright and generously proportioned interior, comprising: a welcoming entrance hall, spacious living room, elegant dining room, versatile home office, and a large, well-appointed kitchen that opens into the dining area. A useful utility room and guest WC complete the ground floor. Upstairs, there are four well-sized bedrooms, two of which benefit from en-suite facilities, along with a stylish family bathroom. Outside, the property offers ample off-street parking and a double garage with storage to the front. To the rear of the garage, a flexible games room or snug provides additional living or entertaining space. Viewing is highly recommended to fully appreciate the quality, space, and setting this exceptional home has to offer.





Side Porch

UPVC double glazed windows to the side and rear aspects, coving, tiled flooring and power points.

Entrance Hall

UPVC front door, stairs to first floor landing, tiled flooring, under stairs cupboard and power points.

Downstairs Cloakroom

UPVC double glazed window to the rear aspect, coving, low flush WC and wash hand basin with vanity unit.

Study

UPVC double glazed window to the front aspect, Karndean flooring, radiator and power points.

Lounge

UPVC double glazed windows to the front and rear aspects, coving, electric feature fireplace, radiators, TV point and power points.

Dining Room

UPVC double glazed window to the rear aspect, coving, Karndean flooring, radiators and power points.

Kitchen

UPVC double glazed window to the side aspect, tiled flooring, under floor



heating, range of wall and base units with granite and wooden work surfaces, tiled splash backs, Butlers sink, integrated dishwasher, integrated fridge/freezer, electric oven, gas hob, extractor hood and power points.

Utility Room

Coving, under floor heating, range of wall and base units with roll top work surfaces, tiled splash back, boiler, space for washing machine, space for tumble dryer, extractor and power points.

First Floor Landing

UPVC double glazed window to the front aspect, coving, loft access, airing cupboard and power points.

Bedroom One

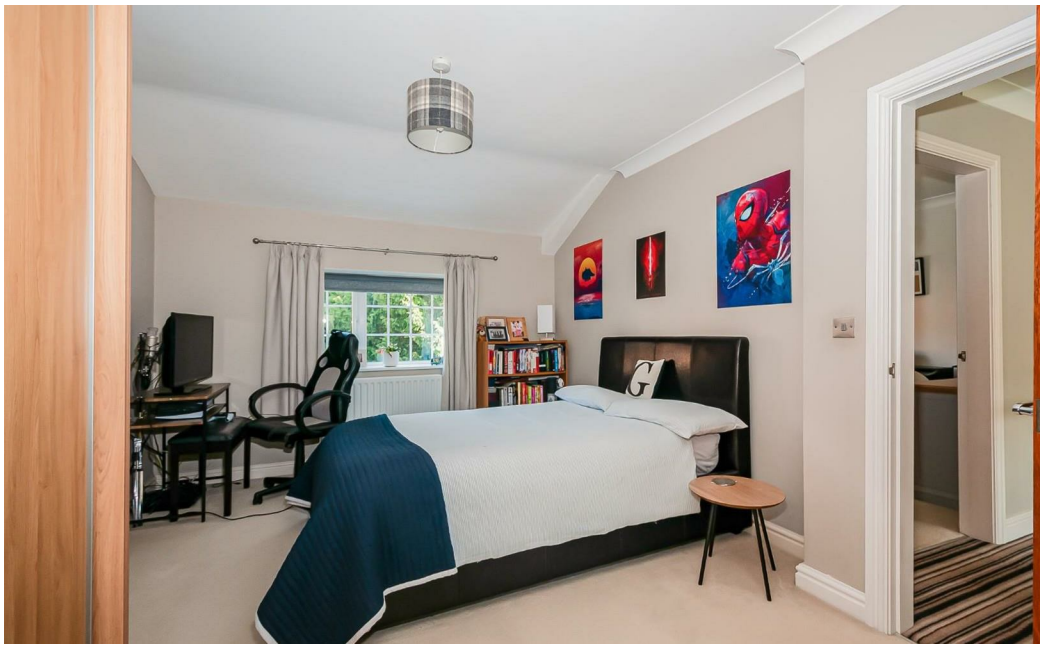
UPVC double glazed window to the front aspect, coving, fitted wardrobes, loft access, radiator and power points.

En Suite

UPVC double glazed window to the rear aspect, part tiled walls, tiled flooring, fully tiled shower cubicle with power, low flush WC, wash hand basin with vanity unit, heated towel rail and extractor fan.

Bedroom Two

UPVC double glazed window to the rear aspect, coving, radiator and power points.



En Suite

Double glazed window to the front aspect, tiled flooring, shower cubicle with power shower, low flush WC, wash hand basin with pedestal, heated towel rail and shaver point.

Bedroom Three

UPVC double glazed window to the rear aspect, radiator and power points.

Bedroom Four

UPVC double glazed window to the rear aspect, coving, fitted wardrobes, radiator and power points.

Bathroom

UPVC double glazed window to the front aspect, part tiled walls, tiled flooring, three piece bathroom comprising; panel enclosed bath with mixer taps, low flush WC, wash hand basin with pedestal, radiator, extractor fan and shaver point.

Conservatory

UPVC double glazed window to the rear aspect, French doors to conservatory, laminate flooring and power points.



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		
	64	78
England & Wales	EU Directive 2002/91/EC	

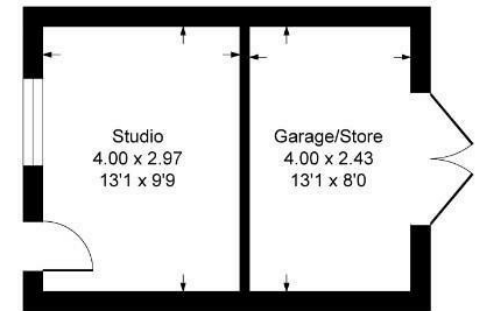
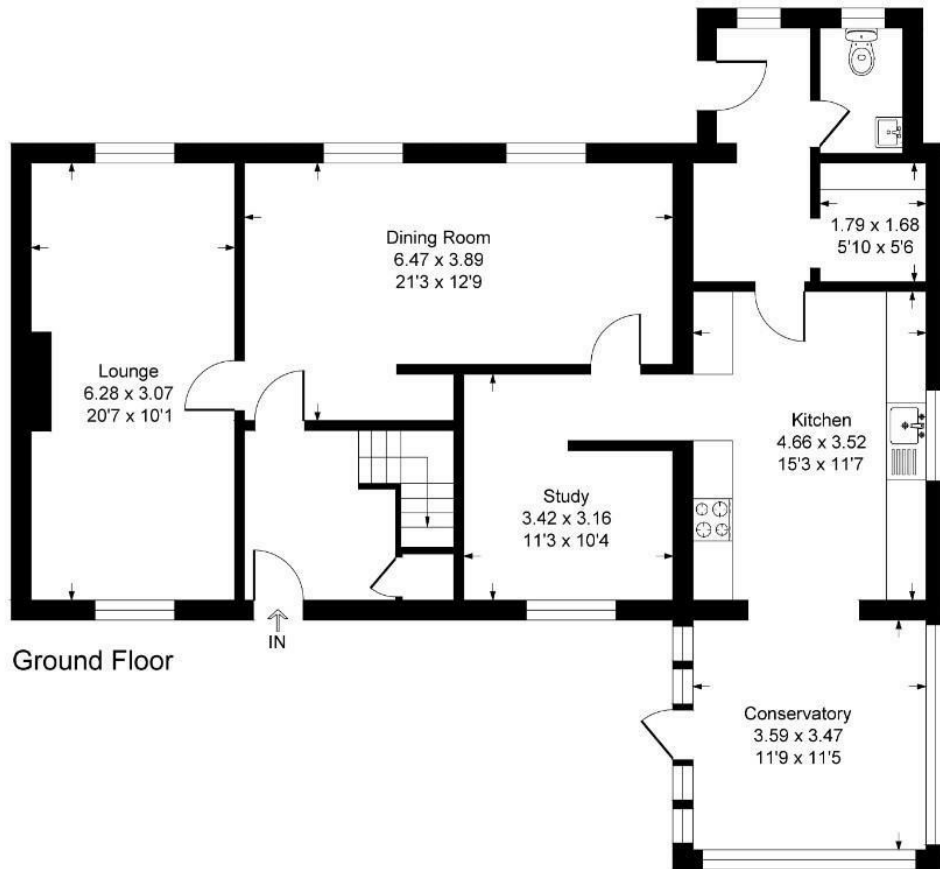
DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Lilac Cottage, Brandesburton, HU17

Approximate Gross Internal Floor Area = 219.5 sq m / 2363 sq ft



Outbuilding

Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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