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Brockabank Farm, Eshton. Gargrave

Price £1,850,000

Property Images



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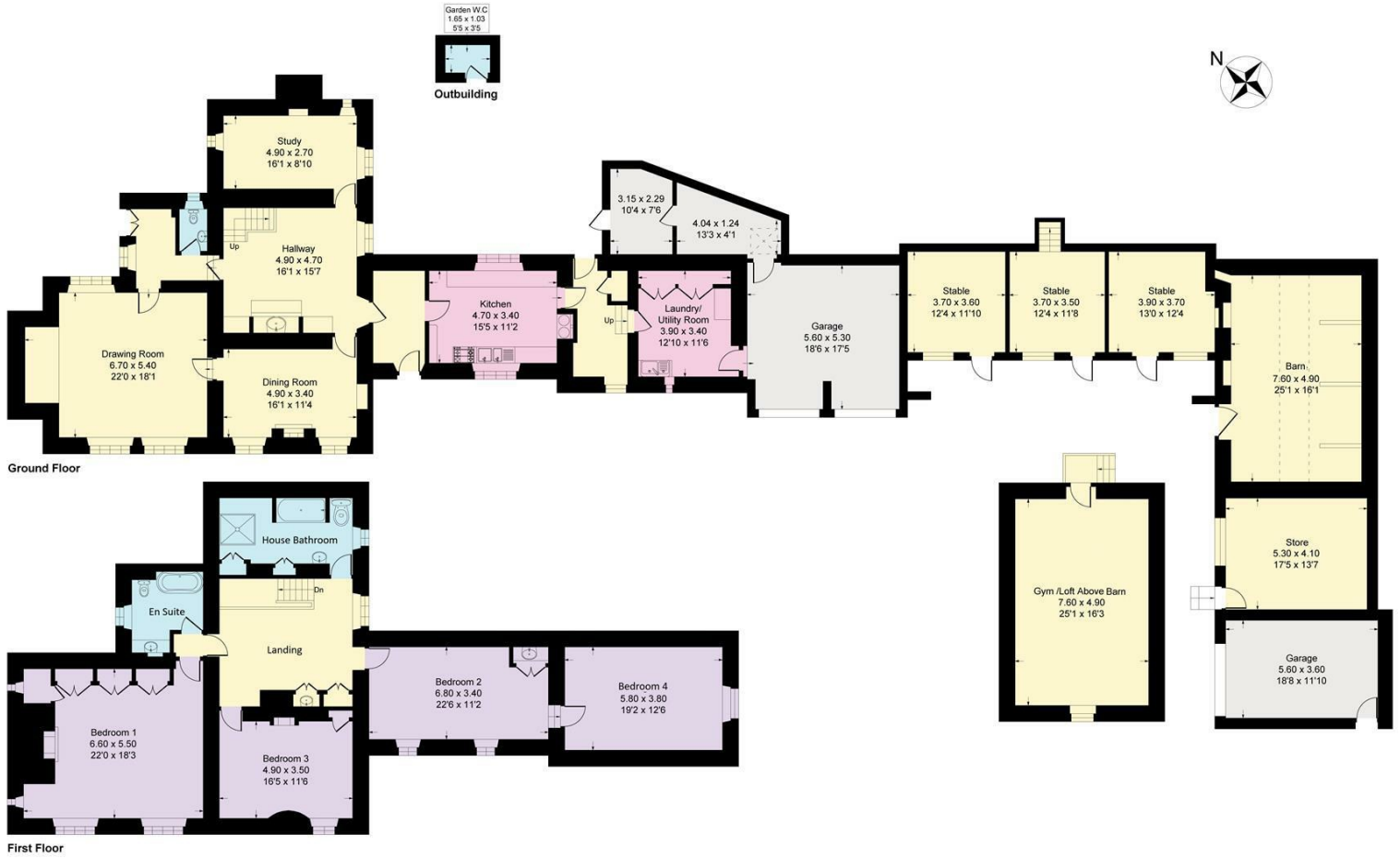


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU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



• A beautiful Grade II Listed home in 7.11 acres • Approached along a winding private lane • Superb gardens and views. 3 stables • Well maintained & high quality throughout • 2 Inglenooks fireplaces, mullioned windows, oak floors & much more • 2 storey barn with gym to the first floor • Further 2 storey storage building • A double and single garage & scope for more • Oak doors and floors, period fittings • No Forward Chain

A secluded, stunning Grade II listed country home set within approximately 7.11 acres of beautifully maintained grounds, creating a peaceful and idyllic rural setting. Including 3 stables, a 2 storey barn, a double & single garage, and 2 storey store room.

Recorded in the Domesday Book as a timber building, the property dates back in part to the 1400s and seamlessly combines exceptional period character with high-quality modern living.

A stone-flagged side hall leads to a practical utility / laundry room, which in turn provides access to the integral double garage. Adjacent is a Sub-Zero fridge with 2 cooling drawers, together with a door leading to the garden and a further door into the kitchen.

The charming, dual-aspect kitchen is filled with natural light and enjoys delightful views across the gardens. It features a stone-flagged floor, bespoke Shaker-style cabinetry finished in an elegant duck egg blue with black granite work surfaces, and a Lacanche dual-fuel range cooker, creating a superb space for both everyday living and entertaining.

The impressive solid oak front door, complete with a stone surround and period-style ironmongery, opens into a welcoming stone-flagged entrance hall. Beyond lies the magnificent reception hall, centred around a cosy inglenook fireplace with an open fire, complemented by stone-flagged flooring and an impressive oak staircase. Natural light streams in from a window overlooking the rear terrace, and al fresco dining areas.

Leading from the reception hall is a spacious study, featuring a decorative fireplace, dual-aspect windows and stone flooring, providing an ideal home office or additional reception room.

The elegant dining room retains its (possibly) original herringbone oak flooring together with a feature built-in cupboard and a charming period-style fireplace. Decorated in attractive heritage colours, the room comfortably accommodates an eight-person dining suite and associated furniture, making it perfect for formal dining and entertaining.

The generously proportioned sitting room is a wonderfully cosy yet spacious retreat. A magnificent inglenook fireplace houses a large multi-fuel stove, while dual-aspect windows with window seats provide attractive views over both the front and rear gardens. There is ample space for multiple sofas, armchairs and additional furniture.

A door from the sitting room leads into a rear hallway with direct access to the gardens, a traditional Thomas Crapper WC, and a further connection back to the reception hall.

The bespoke restored return staircase rises to a spacious landing with wide timber floorboards, exposed roof trusses and built-in storage cupboards. A rear-facing window fills the space with natural light while overlooking the gardens.

The stunning family bathroom is beautifully appointed with a freestanding double-ended bath featuring floor-mounted filler taps and hand shower attachment, a Drummonds period-style WC and wash basin, and a striking Jules Verne-style freestanding shower enclosure with monsoon shower head.

The magnificent principal bedroom enjoys grand proportions and showcases wide timber floorboards, an attractive decorative fireplace, exposed beams and timbers, together with delightful views through two sets of exposed stone mullioned windows.

The luxurious en-suite bathroom features a freestanding bath, WC, vanity wash basin and high-quality fixtures and fittings throughout.

The guest bedroom also benefits from a decorative fireplace, wide timber flooring and dual-aspect windows overlooking the gardens.

Bedroom 3 is a further spacious double bedroom enjoying delightful views across the front gardens, complete with exposed roof trusses, built-in cupboards and direct access through to Bedroom 4, a further well-proportioned double bedroom, attractively presented with exposed trusses and purlins, continuing the property's wealth of original architectural character.

Externally, the property offers an exceptional range of gardens, outbuildings and parking. The wraparound country house gardens are predominantly laid to lawn with beautifully stocked herbaceous borders, specimen shrubs and mature trees providing privacy and year-round interest. Several Yorkshire stone-flagged terraces offer wonderful spaces for al fresco dining and outdoor entertaining.

A combination of flagged and cobbled pathways leads to the principal entrance and across the front of the house to the cobbled driveway, providing extensive parking and access to the double garage.

The generous forecourt provides parking for a dozen cars and also serves an excellent range of traditional outbuildings, including three stables, a single garage, a two-storey store and a substantial two-storey barn, with a gymnasium located on the first floor, with access directly onto the gardens. To the rear of these buildings lies a productive kitchen garden together with a dedicated composting area.

Brockerbank Farm is approached from the village of Eshton via a winding single-track crossing a picturesque humpback bridge over Eshton Beck before heading up to this truly outstanding and historic country residence.

In the interests of transparency, a death occurred at the property in 2016. The circumstances of the death were unrelated to the property or its condition.