



Ladysmith, Burshill, Brandesburton

YO25 8LY

Asking Price £575,000



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HUNTERS[®]
EXCLUSIVE

Ladysmith, Burshill, Brandesburton, Driffield

DESCRIPTION

A truly impressive opportunity to acquire a substantial five-bedroom detached home, complemented by a separate self-contained one-bedroom annexe, occupying an enviable plot of just under an acre with panoramic views across the surrounding open fields. Set within the peaceful hamlet of Burshill, approximately 2.5 miles from Brandesburton, the property is ideally positioned to enjoy a rural lifestyle while remaining within reach of amenities.

The main house includes entrance hall, large lounge with patio doors opening to the front, and a generous kitchen with an abundance of storage and space for appliances. The kitchen flows seamlessly into the spacious dining room, creating a fantastic sociable space where the kitchen, living and dining areas come together to create the perfect hub for family life and entertaining. A further reception room, currently used as a games room, offers excellent flexibility. A utility room and downstairs WC complete this floor.

To the first floor are five double bedrooms, including a bedroom with dressing area and en-suite shower room. Another bedroom benefits from a lovely sitting area, ideal for hobbies or simply enjoying the stunning countryside views. A further bedroom features a freestanding bath, with an en-suite, alongside a separate family bathroom with walk-in shower.

The self-contained annexe provides a large open-plan lounge, kitchen and dining area, with a kitchen island and living space overlooking the fields, together with a double bedroom and en-suite shower room.

Outside, wrap-around gardens provide a wonderful sense of privacy, with mature trees, generous lawns and plenty of scope for further landscaping. There is also ample parking and a double garage.

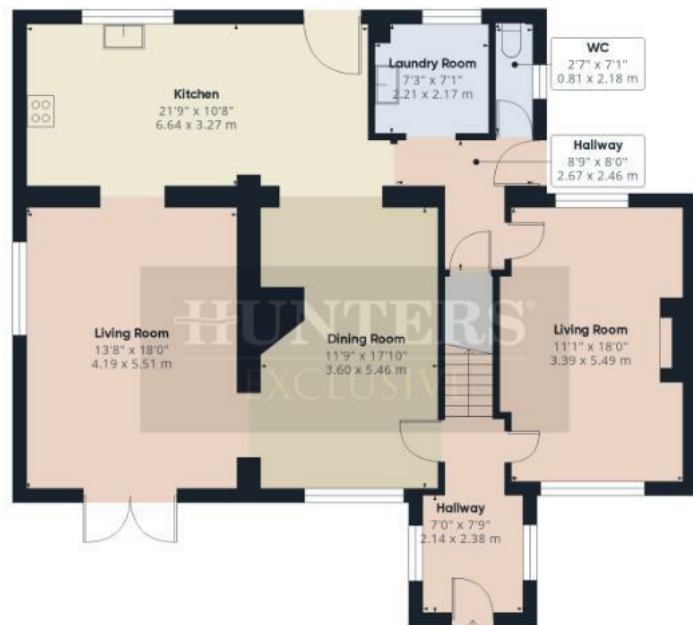
An exceptional and highly versatile rural property offering superb family accommodation, multi-generational living or business potential, all set within a peaceful countryside location and offered with no onward chain. Schedule a viewing today!





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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾

2779 ft²

257.9 m²

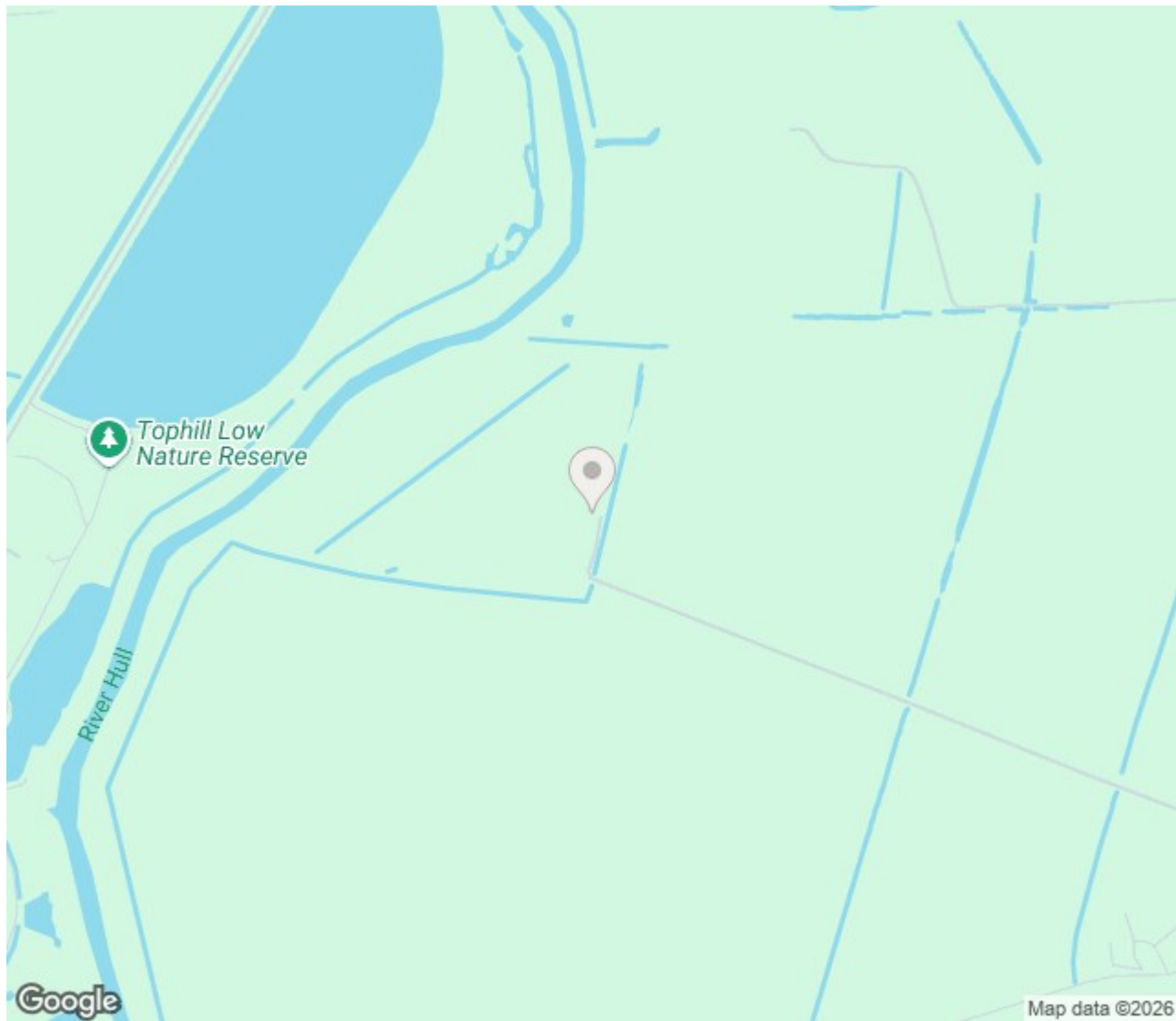
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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