

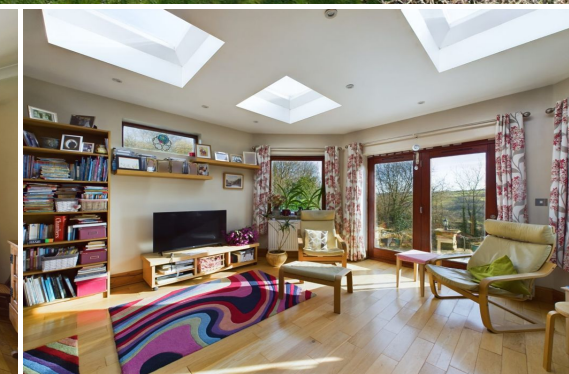


01947 601301



36 CARR HILL,
BRIGGSWATH

5 BED DETACHED HOUSE



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PROPERTY FEATURES

- Detached Residence with 4 Acres of Woodland
- 4,000 sq ft including a Separate 1 Bed Annexe
- 3 Reception Rooms & Kitchen/Diner with Integrated Appliances
- 5 Bedrooms & 5 Bathrooms including 3 En-suites
- Eco-Friendly Home with Air-Source Heating, Solar Panels & Double-Glazing
- Annexe with Open Plan Living & Mezzanine Bedroom
- Landscaped Gardens with Apple Orchard & Sun Terraces
- Private Setting on an Elevated Plot with Far-Reaching Views
- Potential Building Plot off Carr Hill Lane (Lot 2)
- Lot 1- House & 4 Acres of Land Guide Price £850,000
- Lot 2 - Potential Building Plot (Decision No. 06/01/1365/OL) Guide Price £175,000

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **5**

Bathrooms: **5**

Reception Rooms: **3**

Parking: **CARPORT, DRIVEWAY, GARAGE**

Outside Space: **BALCONY, GARDEN, LAND**

Tenure: **FREEHOLD**

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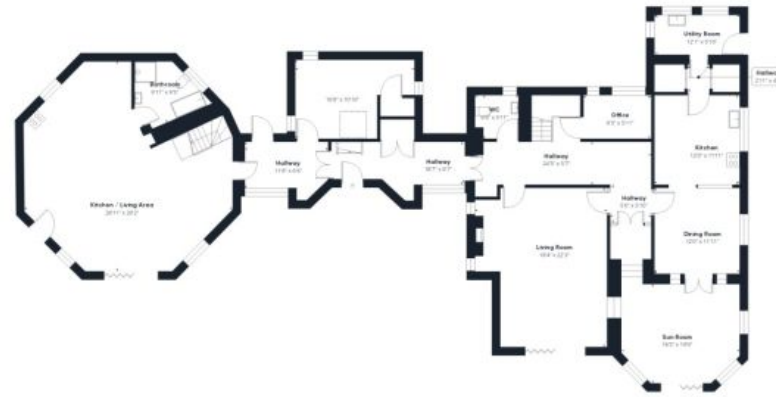
36 CARR HILL, BRIGGSWATH - 5 bed Detached House - £850,000



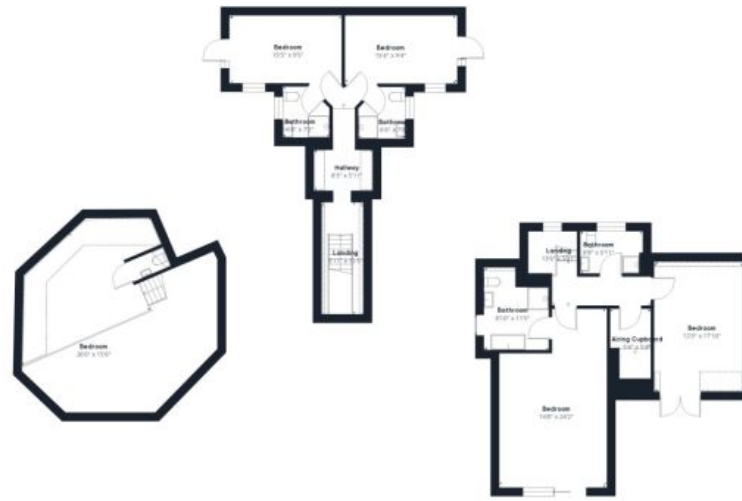
Hope & Braim are delighted to present 36 Carr Hill Lane in Briggswath to the market. A substantial stone-built residence set within four acres of gardens and woodland on Carr Hill with far-reaching views. The property is approached by a sweeping drive up through woodland that affords this home privacy and when the trees are in leaf completely screens it from Carr Hill Lane. The house makes the most of its elevated position by spreading itself across the plot, so most of the rooms face South and have views of the surrounding countryside. There is a central entrance hall that links the main house with the annexe that was formerly a swimming pool which was converted into a striking holiday let, that was voted as one of the top ten destinations by the Daily Mirror in 2015. The main house has three reception rooms comprising a large lounge with period charm with a beamed ceiling and an attractive fireplace. There is also a dining room off the kitchen and a connecting sunroom that has large skylights and glazed doors with views across the gardens. The kitchen has a good range of fitted Oak Cabinets with integrated appliances and a useful utility room with pantry cupboards is situated to the rear. There is also a study, downstairs WC and a plant room that houses the heating systems. There are two staircases leading up to two bedrooms wings with a total of four bedrooms and four bathrooms including a large principal bedroom with fitted wardrobes, a luxurious ensuite bathroom and a balcony. Outside there are tiered gardens with an Apple Orchard and sun terraces, plus useful outbuildings including a garage and a covered carport/store. The woodland lies to West of the property situated behind Brook Park and has a hide from which you can quietly sit and watch the wildlife. There is also a potential building plot off Carr Hill Lane between No.32 and No.36 which has lapsed outline planning permission for a dwelling house (Decision No. 06/01365/OL). Please note this separate plot will not be sold until the house has sold, giving the buyer of the house first refusal to buy.



36 CARR HILL, BRIGGSWATH - 5 bed Detached House - £850,000



Floor 0



Floor 1

Approximate total area⁽¹⁾
4050.08 ft²

Reduced headroom
179.64 ft²

(1) Excluding balconies and terraces

☐ Reduced headroom:
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer: This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Hope & Braim or any staff member in any way as being functional or regulation compliant. Hope & Braim do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

