



01947 601301



GRANDEVIEW, 58A CARR HILL

4 BED DETACHED HOUSE



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PROPERTY FEATURES

- Contemporary Home with Stunning Views
- 4,000 sq ft of Accommodation over 4 Floors
- Individually Designed for Luxurious Living
- Entertainment Suite with Cinema, TV Lounge & Billiards Room/Gym
- Living Room with Glazed Doors to South-Facing Terrace
- High-Gloss Kitchen with Island & Integrated Appliances
- 4 Double Bedrooms & 4 Luxurious Bathrooms (including 2 en-suites)
- Eco House with Air Source Heating, Solar Panels & Heat Recovery System
- Double Garage with Driveway & South-Facing Garden
- Currently a Successful Holiday Let that can come Furnished by Negotiation

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **4**

Bathrooms: **4**

Reception Rooms: **3**

Parking: **DOUBLE GARAGE, DRIVEWAY**

Outside Space: **BALCONY, GARDEN, TERRACE**

Tenure: **FREEHOLD**

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GRANDEVIEW, 58A CARR HILL - 4 bed Detached House - £800,000



Hope & Braim are delighted to present Grande View on Carr Hill in Briggswath. This striking contemporary home sits on an elevated plot at the top of Carr Hill that affords it grandstand views over the Esk Valley below. The property was built in 2012 to a very high standard and is still looking sharp today with its crisp white render exteriors and luxurious interiors that are flooded with natural light from the extensive glazing throughout this building. The property has been future proofed with eco technology including Air-Source Heating and Solar-Panels that provide underfloor heating, and with the double-glazing throughout a C Band Energy Performance Certificate. The accommodation is spread over four floors with the two ground floors having an open plan layout that is linked to the outside terraces via glazed doors, whilst upstairs there are the bedrooms and bathrooms. A central curved staircase links the floors with the upper landings having a feature wall of glazing. Downstairs the lower floor is dedicated 'to entertainment with having a home cinema, billiards room, a large living space with a prep kitchen and shower room. There is flexibility to move the pool table into the living space to create a home gym in the billiards room. On the upper ground floor there is a light and spacious lounge with glazed doors leading out onto the sun terrace, a high gloss kitchen with large island and integrated appliances, plus a dedicated dining area with a round dining table. There are four double bedrooms and four bathrooms including a stunning principal bedroom that has a double height ceiling and a full wall of glazing plus an en-suite that has a free-standing bath and shower suite. The top floor is the second en-suite bedroom with its own private balcony and is the perfect lookout to take in those views. Outside there is ample parking in front of the house and there is an attached double garage/workshop, whilst to the rear the garden has been landscaped to create a low-maintenance garden with pet-friendly artificial turf and terraces. This individual home is currently a highly successful holiday let and is being offered fully furnished making for an attractive buy-to-let investment or as a permanent residence.



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Approximate total area
3950.46 ft²

Reduced headroom
23.59 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	74
(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	



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