



01947 601301



# PROVENCE HOUSE, CARR HILL RIDGE, BRIGGSWATH

5 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached House with Rural Views & Exclusive Location
- Built in 2012 by Mandale Homes to a High Specification
- 3,000 sq ft of Accommodation over 3 Floors
- Elegant Lounge/Diner with French Doors
- Open Plan Family Kitchen with Dining Space & Sitting Room
- Stunning Kitchen with Island & Integrated Appliances
- 5 Double Bedrooms & 5 Luxury Bathrooms
- Energy Efficient Home with Solar Panels, Gas Central Heating & Double-Glazing
- Double Garage & Parking for Several Cars
- Landscaped Gardens with Terraces & Patios

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **5**

Bathrooms: **5**

Reception Rooms: **2**

Parking: **DOUBLE GARAGE, DRIVEWAY**

Outside Space: **GARDEN, PATIO**

Tenure: **FREEHOLD**

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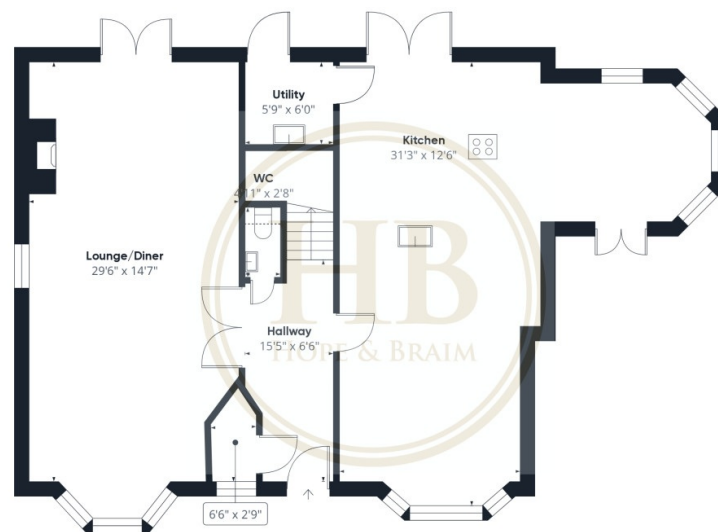
PROVENCE HOUSE, CARR HILL RIDGE, BRIGGSWATH- 5 bed Detached House -£760,000



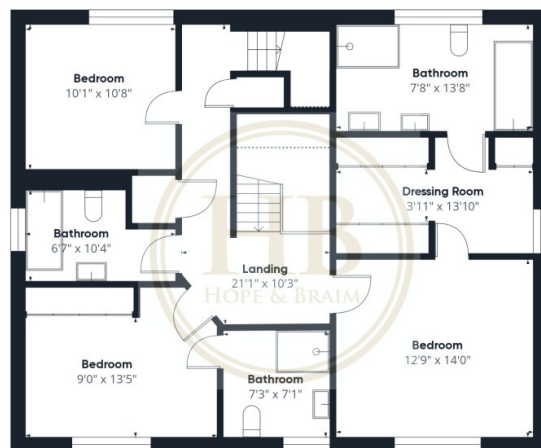
Hope & Braim are delighted to present Provence House on Carr Hill Ridge to the market. This superior detached house with its landscaped gardens and double garage sits atop of Carr Hill Ridge on an exclusive development with rural views and only three miles from the coast. Being one of only four properties built by Mandale Homes 2012 to a high specification and located on a private gated road that enjoys a sheltered south-facing aspect. The accommodation is designed for families with spacious reception rooms and a stunning open-plan kitchen/family room downstairs and five double bedrooms with ample built-in storage and five luxurious bathrooms upstairs. The lounge/diner spans the full depth of the house with a bay window to the front and French Doors at the back, so the room is full of light and there is a fireplace to add warmth on cooler evenings. The heart of this family home is the kitchen that has both a dining space with French Doors onto a sheltered patio and a cosy seating area with a log burner and bay window. The kitchen has a range of high-gloss cabinets with granite worktops, AEG integrated appliances and a breakfast bar with stool seating. The principal bedroom has its own dressing room with built-in wardrobes and an adjoining en-suite with a five-piece suite including a bath, his and her basins and a walk-in waterfall shower. There are two further bedrooms and two bathrooms on the first floor and two en-suite bedrooms on the top floor. The house is highly energy efficient with a 'B' energy rating and has solar panels, underfloor heating and double-glazing throughout. Outside the garden has been landscaped with a series of terraces that offer the perfect space to enjoy family BBQs or to sit quietly and enjoy the views and the local wildlife. There are numerous outbuildings including a potting shed, two greenhouses and a timber-built summerhouse, plus there is a "secret" garden with a timber deck that faces West so catches the evening sun.



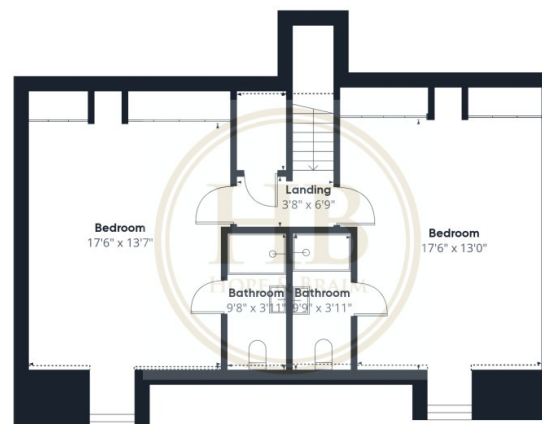
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Floor 0



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

2783.01 ft<sup>2</sup>

Reduced headroom

12.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
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.

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Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.

