



01947 601301



## BROOK COTTAGE, BRIGGSWATH

3 BED DETACHED HOUSE



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## PROPERTY FEATURES

- Detached Stone Cottage with Landscaped Gardens
- Beautifully Presented Interiors with Modern Fixtures & Fittings
- Open Plan Living with Large Glazing & Rural Views
- Lounge with a Fireplace & Adjoining Snug with a Log Burner
- Kitchen/Diner with French Doors to a Sheltered Terrace
- Downstair Annexe with a Bedroom & Shower Room
- 3 Bedrooms & 3 Bathrooms, including an En-Suite
- Gas Central Heating & Double-Glazing Throughout
- Extensive Gardens with Mature Trees, Lawn & Private Parking
- Idyllic Village Setting close to the Coast

Type: **DETACHED HOUSE**

Availability: **FOR SALE**

Bedrooms: **3**

Bathrooms: **3**

Reception Rooms: **3**

Parking: **DRIVEWAY**

Outside Space: **GARDEN, TERRACE**

Tenure: **FREEHOLD**

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BROOK COTTAGE, BRIGGSWATH- 3 bed Detached House -£595,000



Occupying an idyllic position in the charming village of Briggswath, just moments from Sleights and within easy reach of the North Yorkshire coast, Brook Cottage is a quite remarkable detached stone cottage that has been finished to an exceptional standard throughout, offering versatile and beautifully appointed accommodation across two floors. From the moment of arrival, the property impresses. An elegant oak-framed porch sets the tone for the quality within, where thoughtfully designed open-plan living spaces are flooded with natural light through large glazing that frames glorious rural views. The lounge is a wonderfully comfortable retreat, centred around a characterful fireplace, and adjoins a cosy snug complete with a log burning stove — perfect as a reading nook. The kitchen and dining room is a superb entertaining space, fitted to a high specification and opening via French doors onto a sheltered terrace, seamlessly blending indoor and outdoor living. A study and utility room complete the practical ground floor offering. Of note is a self-contained ground floor annexe, incorporating a bedroom and shower room — ideal for guests, dependent relatives, or as additional flexible accommodation. To the first floor, two double bedrooms include a principal suite with en-suite facilities, whilst the house bathroom is a true highlight, appointed with a beautiful slipper bath that adds a touch of understated luxury. Gas central heating and double glazing ensure comfort throughout every season. Externally, extensive landscaped gardens with mature trees and a generous lawn create a truly private and peaceful setting, complemented by private parking.



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Approximate total area<sup>(1)</sup>  
2012 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

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

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