



THE POACHERS, BRIGHTON
£750,000

Carter Jonas

THE POACHERS, BRIGHTON, YO8 6DH

4 The Poachers is an individually designed property in the popular village of Brighton. Built to the highest specification, this house commands attention with its attractive façade and far reaching views over open countryside.

At over 4600sq ft the living accommodation is extensive and light-filled, thoughtfully designed to combine stylish modern conveniences with the substance of a more traditional country house and offering versatile accommodation including a self-contained one bedroom annexe ideal for multi-generational living or a holiday let opportunity for additional income.

Flowing from a spacious hallway the living space offers a mix of open plan and traditional reception rooms. The rear of the house is largely free flowing, showcasing a fully fitted kitchen with rangemaster oven and granite worktops, a dining area with doors out to the garden, a snug room and utility also with access to the garden.

To the first floor, the property continues to impress with a generous principle suite complete with a dressing area and en suite bathroom. 2 further double bedrooms, one with dressing room are served by a luxurious family bathroom.

The second floor offers two further double bedrooms and a bathroom, a fantastic space for guests or children. Beautifully styled with contemporary fittings, this is a house with exceptional attention to detail and top-quality choices.

The annexe is a wonderful addition- cleverly designed to be either incorporated into the main house for those with large families or kept entirely separate with its own front door for those looking for their own space or letting opportunity.

The large garden is accessed from the rear of the house, mostly laid to lawn and with a paved terrace area perfect for al fresco entertaining, offering privacy and peacefulness with wonderful views open countryside beyond. The driveway to the front of the house offers plentiful parking either under the carport or the large double garage.

Brighton is a peaceful rural village, conveniently situated approximately fifteen miles from York with excellent access to the M62, M18 and M1 motorway network. York mainline railway station has regular services to London Kings Cross, Leeds, York and Hull. The village of Bubwith is closest with a convenience store, post office, primary school and sports and leisure centre, as well as the renowned delicatessen, the Jug & Bottle.

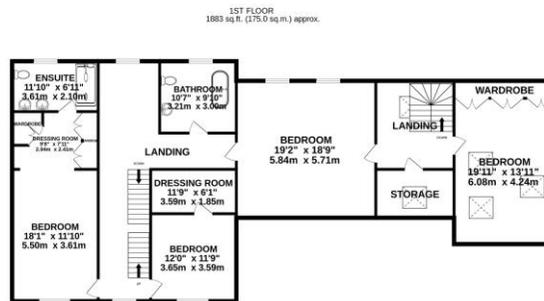
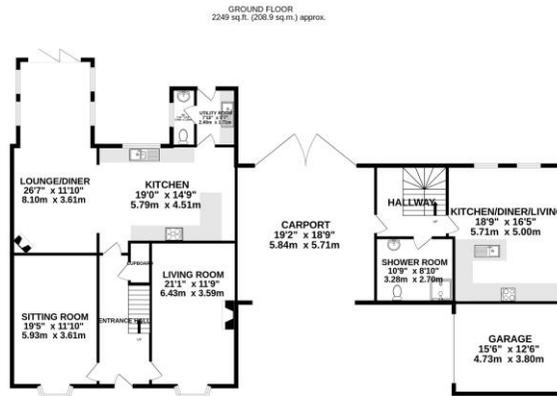
EPC BAND C **TENURE** Freehold

A SIGNIFICANT 5 BEDROOM DETACHED HOME WITH ADJOINING 1-BEDROOM SELF-CONTAINED ANNEXE, BEAUTIFULLY PRESENTED AND SET IN THE POPULAR VILLAGE OF BRIGHTON



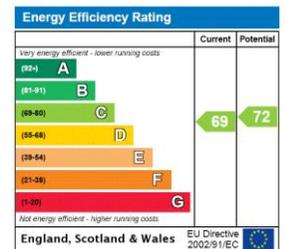






TOTAL FLOOR AREA: 4669 sq.ft. (433.8 sq.m.) approx.

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