

The Old Watermill, Brandsby, York, YO61 4RP

Guide price £650,000

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PRIME RESIDENTIAL









The Old Watermill Brandsby

UNIQUE LIFESTYLE HOME IN BEAUTIFUL PRIVATE GROUNDS CLOSE TO EASINGWOLD AND YORK.

Beautifully situated substantial former Watermill with stunning private gardens and grounds on the fringe of a semi-rural village close to Easingwold and York.
Viewings strictly by appointment.

Accommodation comprises:-

Entrance vestibule, kitchen, breakfast room, study, sitting room, 5 bedrooms, 1 bathroom, WC

Outbuildings, extensive gardens and grounds

DESCRIPTION

A rare opportunity to acquire a distinctive and sympathetically converted watermill dating to 1818. The property was originally constructed by the Cholmeley family who have lived on the Brandsby estate for over 350 years and was chiefly used for the production and grinding of corn and animal feedstuffs for the nearby estate. Records show that the mill ceased operating in 1946 and was subsequently converted into a substantial family home. The property provides versatile and extensive accommodation over 3 floors and a unique living experience. Whilst a range of outbuildings offer further exciting potential (subject to consents)

This stunning home is ideally situated in beautiful private gardens and grounds approaching three quarters of an acre on the fringe of the village of Brandsby and is just 4 miles from the popular market town of Easingwold.

A much loved family home for more than 30 years , the property offers the best of rural living with the convenience of local amenities and good road links. The accommodation is spacious and well-balanced with 5 generous bedrooms and 2 reception rooms. The principal reception room known as the Mill Room, is an impressive open space retaining many original features including splendid oak beams and exposed stone walls.

The property is approached from Crayke Road on the fringe of the very pretty village of Brandsby. A small courtyard area gives access to the house and outbuildings with the original mill stream alongside the western boundary. The main garden area is approached from a series of stone steps and is largely lawned with well-stocked mature borders and a variety of specimen trees. The total land area extends to around 3/4 of an acre.

Whilst The Old Watermill has been a much loved family home, it also offers potential to parties looking for a home based leisure/business opportunity.

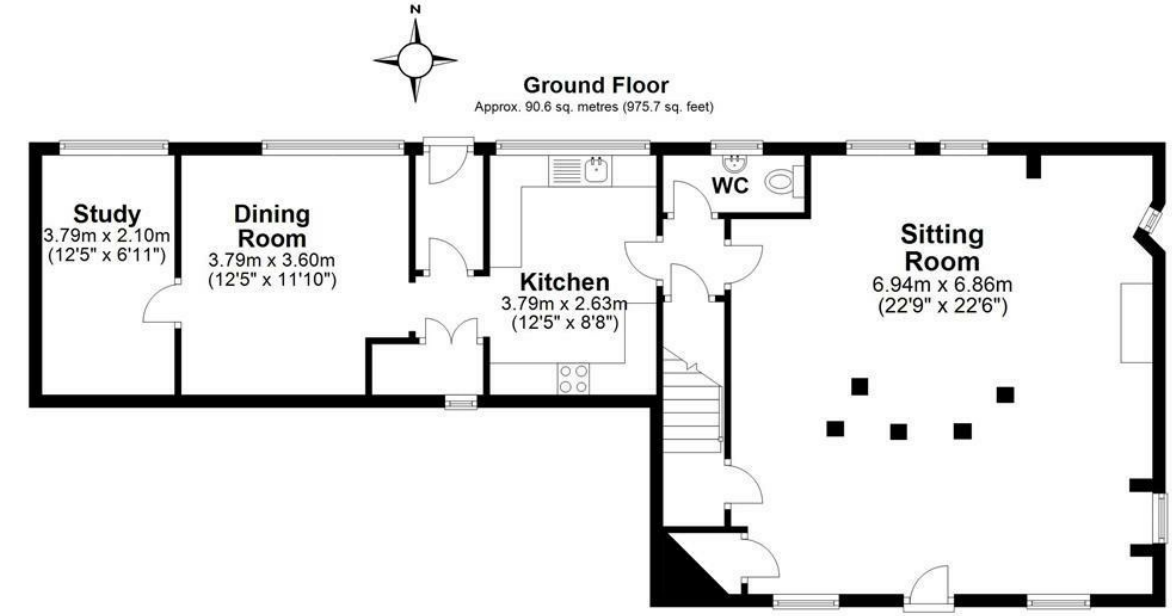
- **Unique Former Watermill in picturesque private grounds approaching 3/4 of an acre**
- **Versatile and extensive accommodation over 3 floors**
- **5 bedrooms and 2 reception rooms**
- **Exposed stonework, beams and trusses with original mill workings retained**
- **Useful outbuildings providing further development potential**
- **Comfortable family home or portfolio property with great holiday let potential**
- **Edge of village position Just 4 miles from Easingwold**
- **Easy access to York for mainline rail travel**
- **NO FORWARD CHAIN**

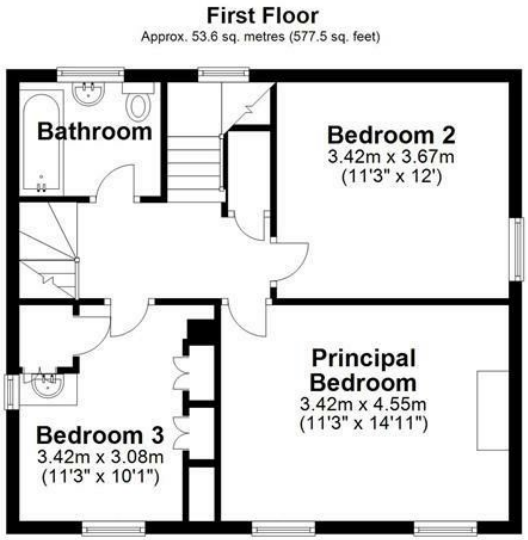
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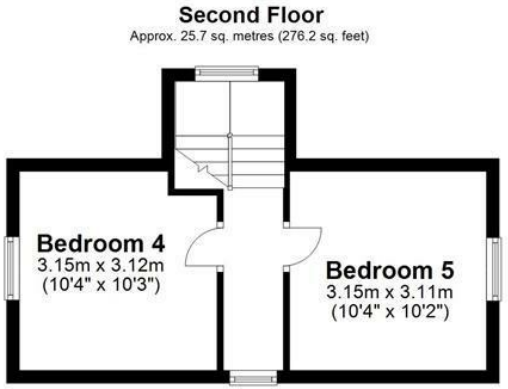






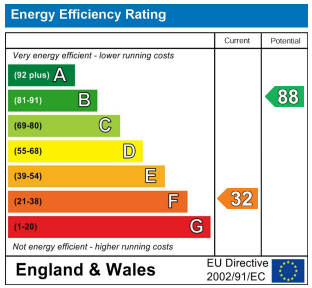






Total area: approx. 170.0 sq. metres (1829.4 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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