



Keepers Cottage 1 The Poachers, Brighton

Offers Over £315,000

- Beautifully Presented Detached House
- Superb Dining Kitchen
- Stylish Family Bathroom
- EER 70 (C)
- Spacious Entrance Hall with Cloaks/WC
- Utility Room with Access to Further Reception Room
- Detached Single Garage, 2 Off Street Parking Areas
- Generous Lounge
- 4 Double Bedrooms (En-Suite to Principle Bedroom)
- Sought After Location

Delivering 1,400 sq.ft of well balanced living accommodation with a private garden and detached single garage. This beautifully presented detached property combines the elegance of a bespoke design with the idyllic charm of the countryside. Offering versatile living spaces, high-quality finishes, and a thoughtful layout, it makes an exceptional family home.

The property welcomes you into a spacious entrance hall with a cloakroom/WC, storage, and a turned staircase leading to the first floor. The ground floor is designed with balance in mind –blending formal and family areas with ease.

The generous lounge, complemented by a feature wood-burning stove, provides a warm and inviting space for relaxation.

At the heart of the home lies the superb dining kitchen, fitted with cream units and striking black granite worktops. This contemporary yet practical space is enhanced by a range of integrated appliances, including fridge freezer, dishwasher, microwave, oven, ceramic hob, and an additional freezer. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Adjoining the kitchen, a utility room offers fitted units, laundry provisions, and access to a flexible reception room that could serve as a dining area, snug, or home office.

Upstairs, the first floor reveals four generously proportioned double bedrooms. The principle suite enjoys private en-suite shower facilities, while the second bedroom boasts full width fitted wardrobes. A stylish family bathroom, complete with a modern three-piece suite and shower over bath, serves the remaining bedrooms with ease.

Externally, the home sits within a private cul-de-sac accessed from Clay Lane, offering off-street parking for two vehicles and a detached single garage with an electric door. The enclosed rear garden, predominantly laid to lawn, wraps around the side of the property and features a charming pergola and walled boundary—offering a secure outdoor space, ideal for relaxing or enjoying alfresco dining in a private setting.

Set in the peaceful village of Breighton, the property enjoys a quiet rural setting while remaining well connected to Selby and the wider North Yorkshire area. Local amenities in the neighbouring village of Bubwith offer a primary school and excellent transport links, making this home as practical as it is picturesque. Energy-efficient systems further add to its comfort and appeal.

This property represents a rare opportunity to acquire a modern, immaculate home in a sought-after location. Early viewing is strongly recommended.

Tenure: Freehold

Services/Utilities: Electricity and Water are understood to be connected. Oil Central Heating and Septic Tank drainage

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 70 (C)

Council Tax: East Riding of Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

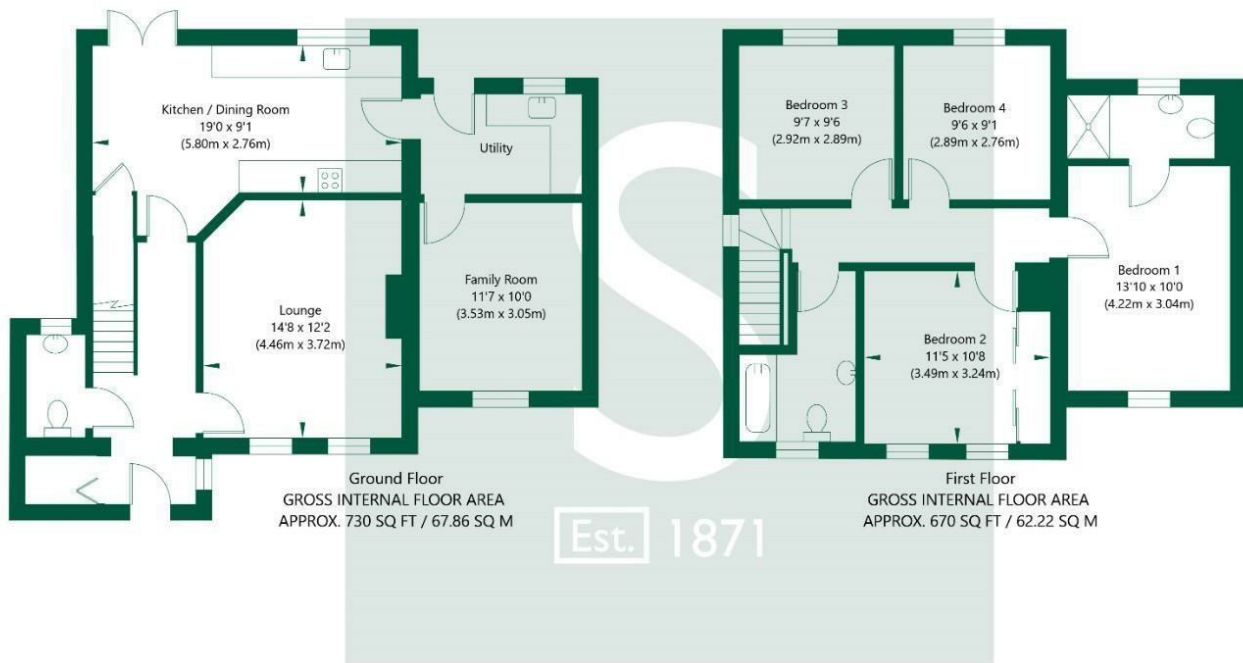
Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.





The Poachers, Brighton, YO8 6DH



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1400 SQ FT / 130.08 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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