



**Pond Farm**  
**Main Street | Brantingham | HU15 1QJ**

**Offers In Excess Of**  
**£1,000,000**

# Pond Farm

## Brantingham

*Having never been offered to the open market, Pond Farm offers a unique opportunity to acquire the best of rural charm combined with modern day living requirements. Located in the centre of this highly sought after village on a mature plot of approximately 0.7 acres with outbuilding complex.*

*It is believed that the original stone farmhouse dates back to circa.1720. Great care has been taken in sympathetically extending and altering the property.*

*There are many exciting aspects to Pond Farm. A fabulous Kitchen Day Room has been added in recent years and with the main living areas look out onto the formal gardens. Rooms to the front aspect look across to the village pond area.*

*A converted stable block is now used as a Gym & Store with an adjacent implement shed style covered parking area for three cars.*

*This truly spectacular residence must be viewed for full appreciation.*



YORKSHIRE  
BORN & BREW

F&M

# Key Features

- Picturesque Village Centre Setting
- Superb Country Residence
- Mature Plot Approx. 0.7 Acre
- 4 Double Bedrooms/2 Bath/Shower Rooms
- 3 Reception Rooms
- Delightful Reception Hall
- Fabulous Kitchen/Day Room
- Various Outbuildings
- Finished To A High Standard
- ER - D



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



#### RECEPTION HALL & CLOAKROOM

19'3 x 14'6 (5.87m x 4.42m)

Delightful and welcoming. This versatile Reception Hall has a tiled floor and feature fireplace with gas fired log burner effect fire, tiled hearth and internal lighting, under stairs cupboard, turning staircase and radiator. Cloakroom off with matching tiled floor and a white suite incorporating "Heritage" WC and vanity wash basin, traditional heated towel warmer/radiator.

#### SITTING ROOM

20'4 x 13'10 (6.20m x 4.22m)

This spacious and airy room has super views of the courtyard and formal garden. The room has polished floorboards, a painted beam ceiling and a super brick inglenook open fireplace, two radiators and two sets of french doors for easy access to the courtyard and garden areas.

#### DINING ROOM

15'2 x 10'11 (4.62m x 3.33m)

A delightful room with pond views. Features an open fire with traditional surround with cast iron inset and marble hearth, polished floorboards.

#### STUDY

15'2 x 11'5 (4.62m x 3.48m)

A window seat with pond views to soothe the soul. This versatile reception room currently used as a Study benefits from windows to two elevations.

#### KITCHEN/DAY ROOM

24'9 max x 20'10 max (7.54m max x 6.35m max)

This truly stunning living space was designed and created by the current owners. Careful planning to use natural products wherever feasible have helped to create a relaxed environment in keeping with the original property. A set of four folding doors open the room into the courtyard and formal garden. A vaulted ceiling with six remote operated skylights with rain sensors, magnificent oak king post trusses and recessed spotlights.

The Day Room and Dining Area spaces feature recycled pine floorboards and a magnificent open stone fireplace with log burner.

The Kitchen area has a slate tiled floor and features a comprehensive range of hand built kitchen furniture with solid wood work surfaces created by North Bar Kitchens and finished by hand painting to an alabaster shade. A central island unit has combined granite and solid oak work surface and includes a Belfast sink with drainer. A gas fired four oven "Aga" cooker finished in black takes pride of place with extraction system above. There is plumbing for an American style refrigerator (not included within the sale).

#### UTILITY ROOM

10'9 x 10'2 (3.28m x 3.10m)

Fabulously useful room with slate tiled floor, Belfast sink, fitted floor unit and antique pine wall cupboard, plumbing for washing machine and dishwasher, wall mounted central heating boiler, Yorkshire slider window, retractable ladder access to a separate loft space. Direct access to both the Pantry and Log Store.

#### PANTRY

10'9 x 6'5 (3.28m x 1.96m)

Has a slate floor, Yorkshire slider window shelving and window.

#### OPEN LOG STORE

16'6 x 10'9 (5.03m x 3.28m)

Large covered storage area with concrete floor. Ideal for logs and/or additional vehicles store. Has retractable ladder access to a further separate loft space.

#### FIRST FLOOR ACCOMMODATION

##### MASTER BEDROOM

14'5 x 13'10 (4.39m x 4.22m)

This delightful Bedroom suite has opening sash windows to two elevations and views of the whole of the grounds and surrounding countryside. Leads into:













#### EN-SUITE BATHROOM

13'10 x 5'10 (4.22m x 1.78m)

Traditionally styled with white suite including claw foot bath with shower attachment, pedestal wash hand basin with tiled splashback and matching tile mounted wall mirror, low flush WC, large walk-in shower enclosure with thermostatic shower and stylish wet-wall panelling, opening sash windows extractor fan, heated towel warmer/radiator.

#### BEDROOM 2

15'2 x 11'8 (4.62m x 3.56m)

Superb views of the village pond area through opening sash windows. Has a feature cast iron fireplace.

#### BEDROOM 3

14'6 x 10'10 (4.42m x 3.30m)

Superb views of the village pond area with opening sash window. Has a fitted airing cupboard and feature cast iron fireplace.

#### BEDROOM 4

11'1 x 10'11 (3.38m x 3.33m)

Superb views of the village pond area through opening sash window. Has a fitted wardrobe and a feature cast iron fireplace.

#### SHOWER ROOM

10'1 x 8'5 max (3.07m x 2.57m max)

With traditional white suite incorporating a pedestal wash hand basin with tiled splashback and matching tile mounted wall mirror, low flush WC, walk in shower, extractor fan, heated towel warmer/radiator.

#### OUTBUILDINGS

15'5" x 8'2" (4.72m x 2.49m)

There are various outbuildings located within the grounds and numerous external lights and power sockets within the grounds including security lighting to the courtyard area. A converted stable block is now used as a Gym measuring 22'2 x 14'2 / 6.76m x 4.32m, Storeroom measuring 16'4" x 14'2" / 4.98m x 4.32m with an adjacent implement shed style covered parking area for three cars measuring 30'10 x 14'2" / 9.40m x 4.32m. Within the formal gardens you will find the "Hot Tub Shed" measuring 15'6 x 8'2 / 4.72m x 2.49m- a converted piggery with light, water and power supply and storage space for barbeque and garden furniture. Please note the hot tub in position is a negotiable item and not included within the sales price. Towards the bottom of the paddock garden there is a Summerhouse.

#### GROUND

A gravel drive accessed through a five bar wooden gate leads past the stable block and leads into a large gravel courtyard offering multiple parking facilities and access to the rear accommodation and open log store. A covered walkway has been constructed leading from the Kitchen/Dayroom to the open Log Store has a flagged path with recessed spotlights above.

The formal grounds have been superbly landscaped to include specimen trees, fruit trees, herbaceous borders and lawns. The Hot Tub area has a patio area and trellis with various climbing plants. A fence break leads to a second lawn area with small orchard and access to the summerhouse.

#### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of double glazed frames throughout.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

#### TENURE

We understand that the property is Freehold



#### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

#### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### AGENT NOTES.

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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







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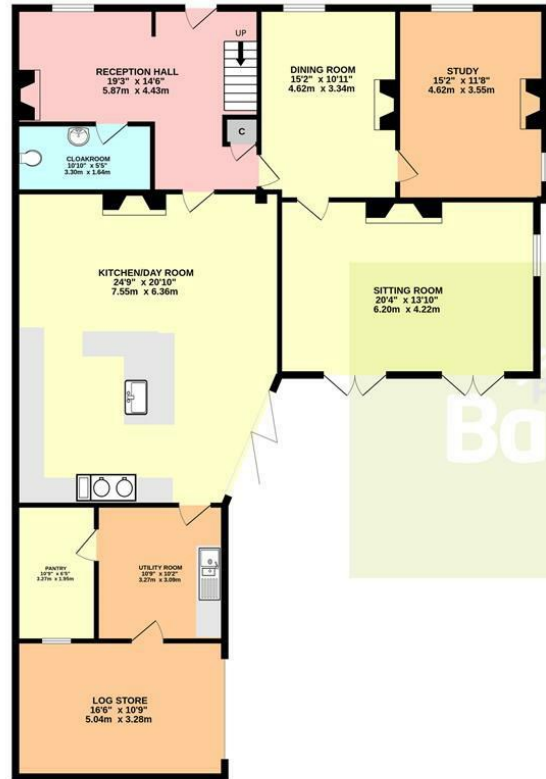
THE







GROUND FLOOR  
1716 sq.ft. (159.4 sq.m.) approx.

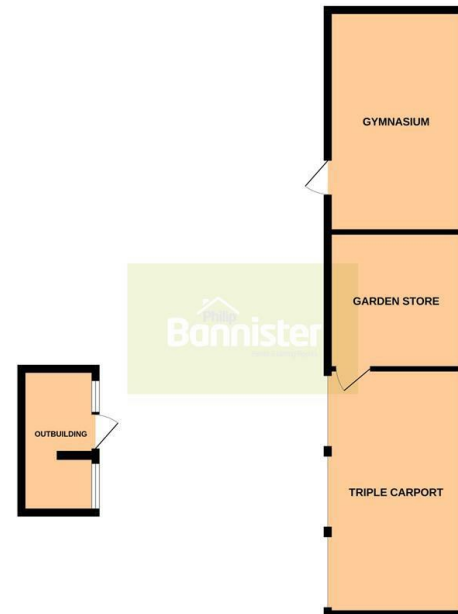


1ST FLOOR  
899 sq.ft. (83.5 sq.m.) approx.



Philip  
**Bannister**  
Estate & Letting Agents

GROUND FLOOR



TOTAL FLOOR AREA : 2614 sq.ft. (242.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Philip**  
**Bannister**  
Estate & Letting Agents

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Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Telephone: 01482 668663  
info@philipbannister.co.uk

