



HONEY POT LODGE, BRIGHTON
£735,000

Carter Jonas

BREIGHTON, YO8 6DH

STUNNING DETACHED PROPERTY SET IN 0.6 ACRES, LOCATED IN THE POPULAR VILLAGE OF BREIGHTON.

Nestled in the tranquil village of Brighton, Honeypot Lodge stands as a testament to refined country living. This expansive property presents an attractive façade that belies its true grandeur.

As you step through the threshold, a welcoming hall unfolds before you, leading to an impressive breakfast kitchen and dining area that forms the heart of this home. The ground floor also houses a versatile bedroom/office space, which could easily be transformed into a private annex (as it is positioned next to the spacious utility room), perfect for multi-generational living or hosting guests. The feature lounge opens onto a stunning orangery that frames breathtaking views of the meticulously landscaped garden. Completing the ground floor is the office and WC.

As you ascend to the first floor, the landing - illuminated by cleverly placed light wells - guides you to the sleeping quarters. The crown jewel of this level is undoubtedly the principal bedroom - a luxurious retreat complete with an impressive ensuite and a full wall of built-in storage and double doors opening onto a Juliet balcony, offering serene vistas over the grounds.

Honeypot Lodge's commitment to comfort and luxury extends to its additional bedrooms and bathrooms. The second bedroom, rivalling most principal bedrooms in size and amenities, boasts its own built-in wardrobes and ensuite. Two further bedrooms, both generously proportioned, share a well-appointed family bathroom. The property extends over 3,500 square feet of living space in total.

Step outside, and you'll find yourself in an oasis of tranquillity. The front of the property offers ample parking for 4 to 5 vehicles, complete with an electric charging point for eco-conscious homeowners. However, it's the rear garden that truly captivates. An expansive, beautifully manicured lawn stretches out before you, bordered by unspoiled fields that ensure privacy and peace. A large, paved patio area provides the perfect setting for al fresco entertaining, while a superb summer house stands ready to serve as a home office or personal gym - ideal for those embracing the new era of hybrid working. The large shed allows ample space for

TENURE Freehold

LOCAL AUTHORITY

EPC BAND C





Classification L2 - Business Data



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Total area: approx. 340.9 sq. metres (3669.8 sq. feet)
Honey Pot Lodge, Brighton, Selby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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