



**BRAMHAM CROFT FARM**  
Clifford, Near Wetherby

Carter Jonas



## **BRAMHAM CROFT FARM, BRAMHAM ROAD, CLIFFORD, LS23 6JQ**

Wetherby – 3 miles

Leeds – 14 miles

York – 18 miles

A1(M) – 1mile

The sale of Bramham Croft Farm offers an extremely rare opportunity to own a well-appointed individual bungalow in an enviable secluded setting surrounded by its own land with open green belt countryside beyond. The property would also be suitable for those with serious equestrian interests or alternatively the range of outbuildings could have potential in terms of other uses subject to planning approval.

The property sits almost midway between the historic village of Bramham and Clifford both of which offer some facilities. A much wider selection of daily amenities and schools are available in the neighbouring village of Boston Spa and the nearby market town of Wetherby. There is excellent access to the region's motorway infrastructure for travel to principal Yorkshire centres including those of Leeds, Harrogate and York.

The accommodation is approached through an arched entrance porch with wide double doors into an impressive reception hallway with polished limestone flooring and guest cloakroom. The formal sitting room has an ornate stone fireplace and full height picture windows on two sides with lovely views and the separate dining room enjoys the same. There is a lovely sitting room/study with a full-length range of oak fitted office furniture and again with full height windows and French door opening into the garden. The light spacious living/dining kitchen combines character features with quality fitted kitchen units and feature AGA in stone surround and exposed ceiling beams. There are integrated appliances, central island with breakfast bar and comfortable sitting and dining areas. Across the hall is a good size utility room.

**A UNIQUE OPPORTUNITY TO ACQUIRE A SUBSTANTIAL STONE BUILT BUNGALOW TOGETHER WITH A LARGE DETACHED BARN AND STABLES, SET IN SOME 17 ACRES OF GROUNDS AND PADDOCK LAND IN A PRIVATE SEMI RURAL POSITION BETWEEN THE SOUGHT AFTER VILLAGES OF CLIFFORD AND BRAMHAM.**









A long inner hall provides access to the bedroom accommodation including the principal suite with private bathroom and dressing room together with two additional double bedroom suites each with shower room.

Outside, the property is approached through electric entrance gates and stone pillars down a sweeping driveway which then opens into a large enclosed gravelled courtyard providing parking for numerous vehicles and in turn leading to the double garage. Adjacent to the bungalow is a significant fold yard with detached timber barn with internal stores and WC, open bay implement shed with store room and stable block with ten loose boxes, feed store and tack room. Extensive stone paved terracing and patio area together with principally lawned areas on two sides of the bungalow with the adjacent paddock land surrounding them on all sides.

**Tenure:** Freehold.

**Directions - LS23 6JQ:** Entering Boston Spa from the A1 along the A659 take the first turning on the right into Clifford Moor Road. Continue for some  $\frac{3}{4}$  mile into Clifford village and at the T junction turn right onto Bramham Road. Continue past the church on the right and after approximately 500 yards the access to Bramham Croft Farm is set back on the left.













# Bramham Croft Farm, Bramham Road, Clifford

Approximate Gross Internal Area

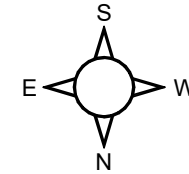
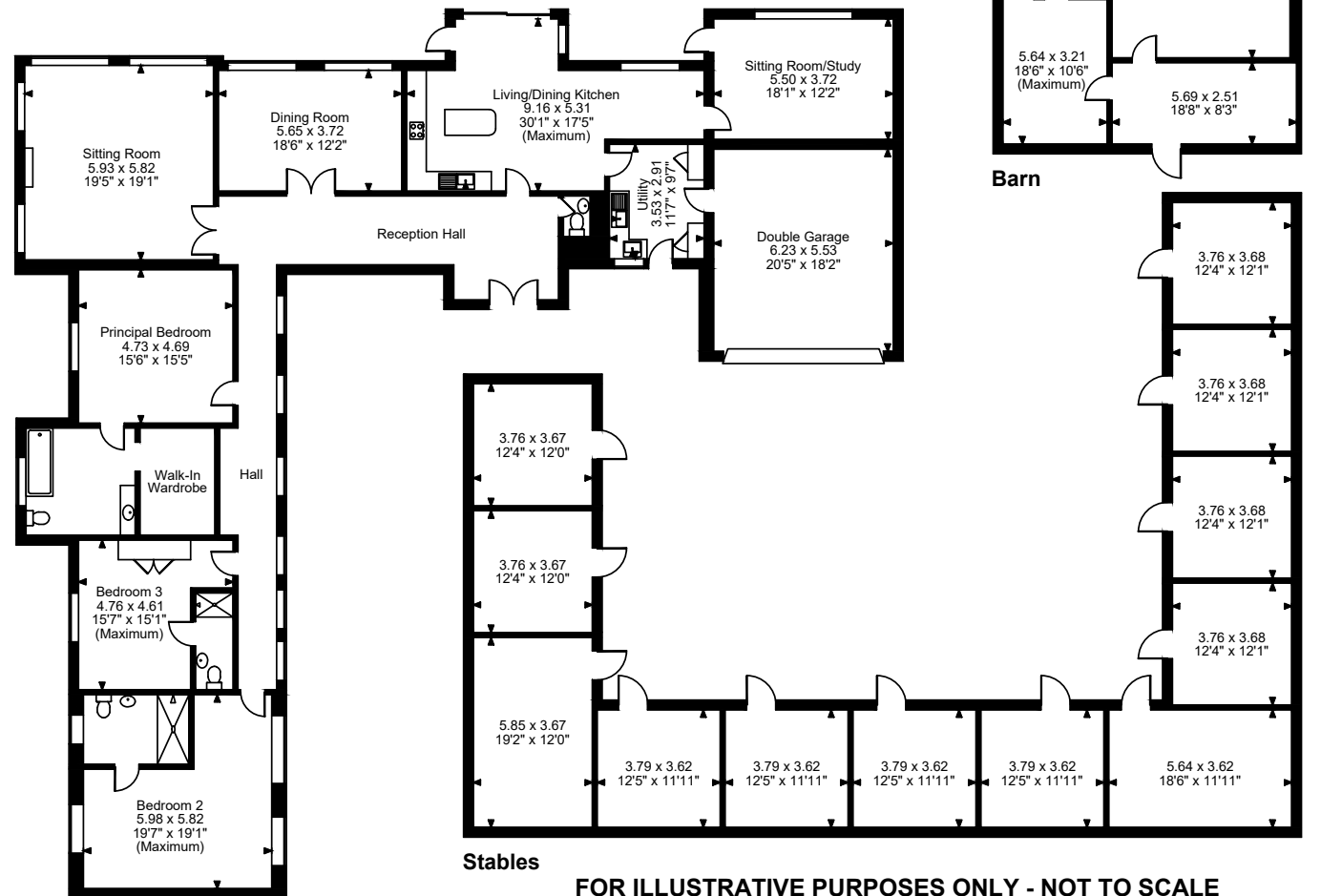
Main House = 2,950 sq ft / 274 sq m

Double Garage = 371 sq ft / 34 sq m

Stables = 1,999 sq ft / 186 sq m

Barn = 1,302 sq ft / 121 sq m

Total = 6,622 sq ft / 615 sq m



Stables

Barn

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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