



CHERRY HILL

BRANDSBY ♦ YORK



DESCRIPTION

Cherry Hill is an impressive country house completed in 1909, a generous and light home commanding an imposing position with uninterrupted views towards York and beyond.

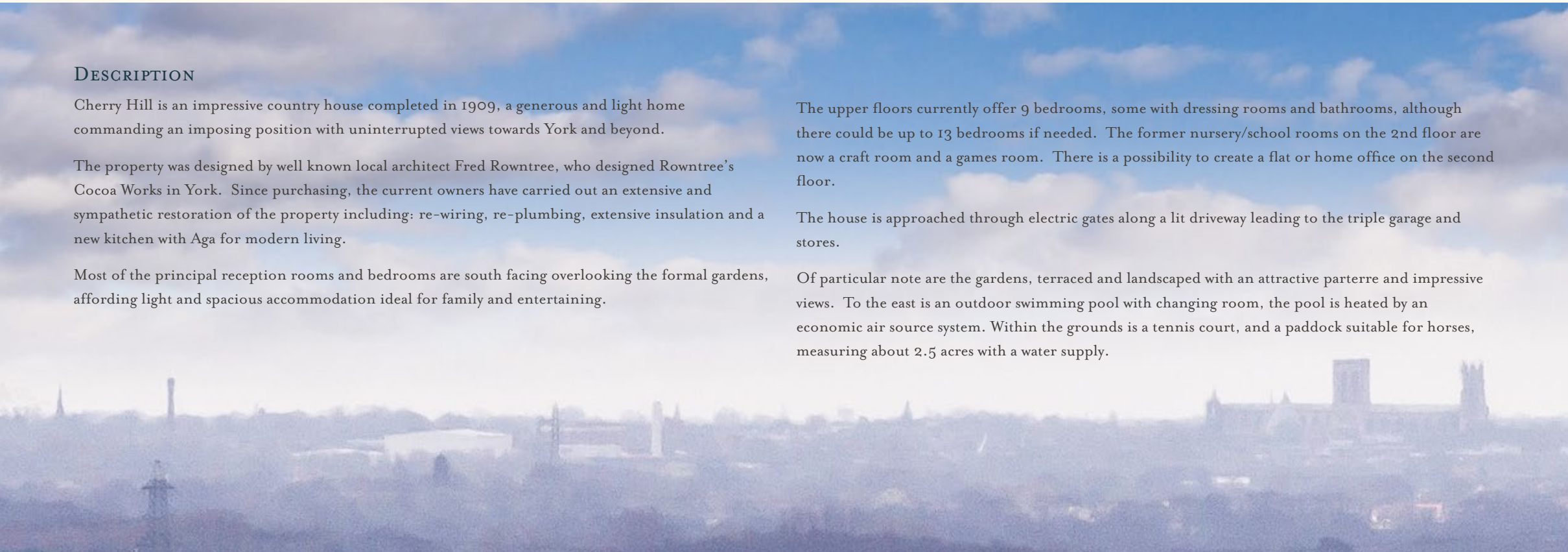
The property was designed by well known local architect Fred Rowntree, who designed Rowntree's Cocoa Works in York. Since purchasing, the current owners have carried out an extensive and sympathetic restoration of the property including: re-wiring, re-plumbing, extensive insulation and a new kitchen with Aga for modern living.

Most of the principal reception rooms and bedrooms are south facing overlooking the formal gardens, affording light and spacious accommodation ideal for family and entertaining.

The upper floors currently offer 9 bedrooms, some with dressing rooms and bathrooms, although there could be up to 13 bedrooms if needed. The former nursery/school rooms on the 2nd floor are now a craft room and a games room. There is a possibility to create a flat or home office on the second floor.

The house is approached through electric gates along a lit driveway leading to the triple garage and stores.

Of particular note are the gardens, terraced and landscaped with an attractive parterre and impressive views. To the east is an outdoor swimming pool with changing room, the pool is heated by an economic air source system. Within the grounds is a tennis court, and a paddock suitable for horses, measuring about 2.5 acres with a water supply.



CHERRY HILL

CRAYKE ROAD ♦ BRANDSBY ♦ YORK ♦ YO61 4RR

Edwardian country house with stunning views



DISTANCES

Easingwold 4.5 miles, Helmsley 10.5 miles, York 15 miles, Leeds 39 miles (all distances approximate)

ACCOMMODATION

Entrance hall • drawing room/dining room • sitting room • library • study (first floor) • kitchen/dining room • pantry • cold store • basement • boot room • utility room
cleaner's room • 2 cloakrooms • master bedroom with dressing room and en suite bathroom • guest bedroom with en suite bathroom • guest bedroom with en suite dressing room
3 further first floor bedrooms • 3 bathrooms • craft room • games room • sitting room • 3 second floor bedrooms • shower room • tennis court • heated outdoor swimming pool
formal gardens • woodland area • triple garage • wood store • garden stores • paddock about 2.5 acres to the south • orchard to the north

In all about 6.7 acres • EPC rating = D



SITUATION

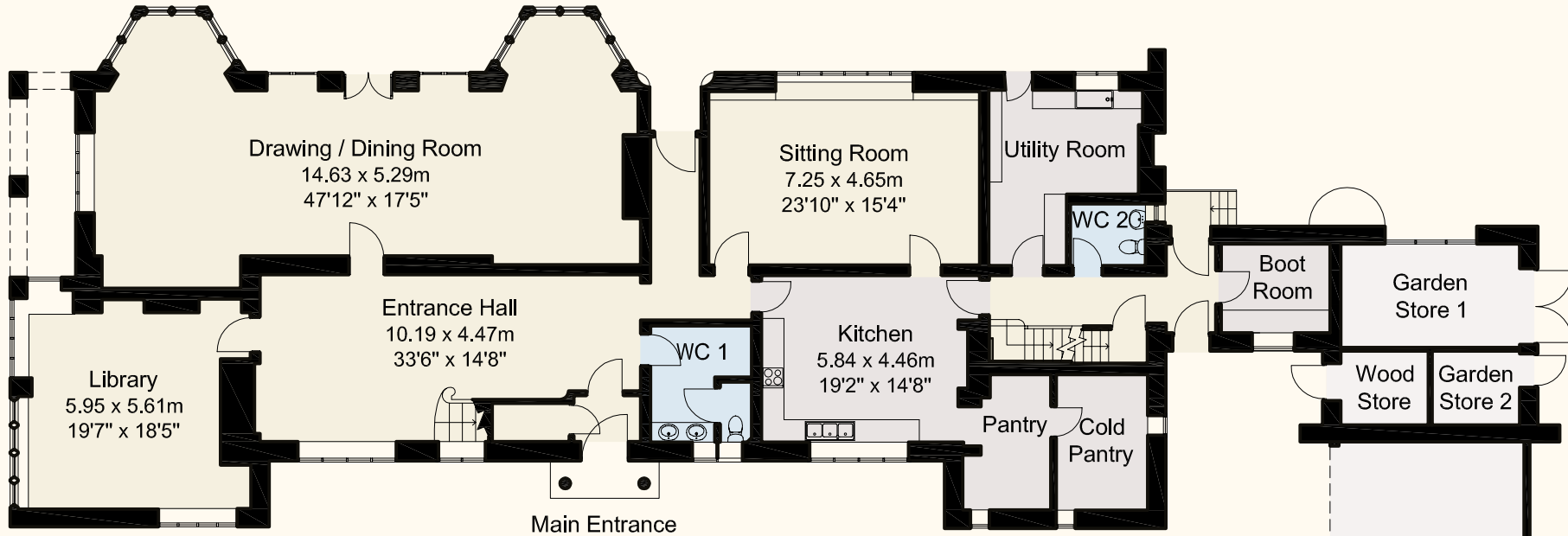
Cherry Hill is situated in its own grounds close to the village of Brandsby in an Area of Outstanding Natural Beauty, on the edge of the Howardian Hills. To the west is the Georgian market town of Easingwold providing a wealth of amenities including a weekly market. There are nearby independent schools including Ampleforth College, Queen Marys and, in York, St. Peter's, Bootham and The Mount. The closest city is York with rail connections to London in under 2 hours. Leeds/Bradford International Airport is about 42 miles away.



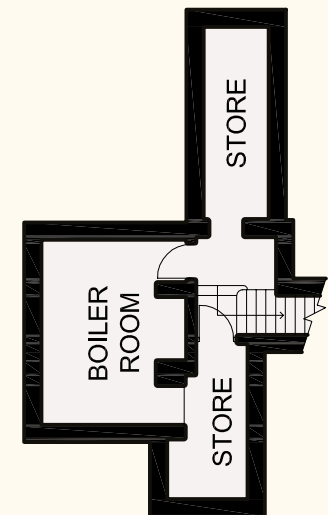
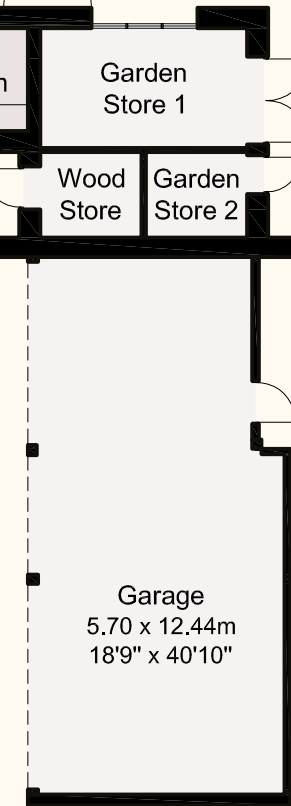
Gross internal area (approx.):
850sq m (9150sq ft)

For identification purposes only. Not to Scale.

LHL Group ©



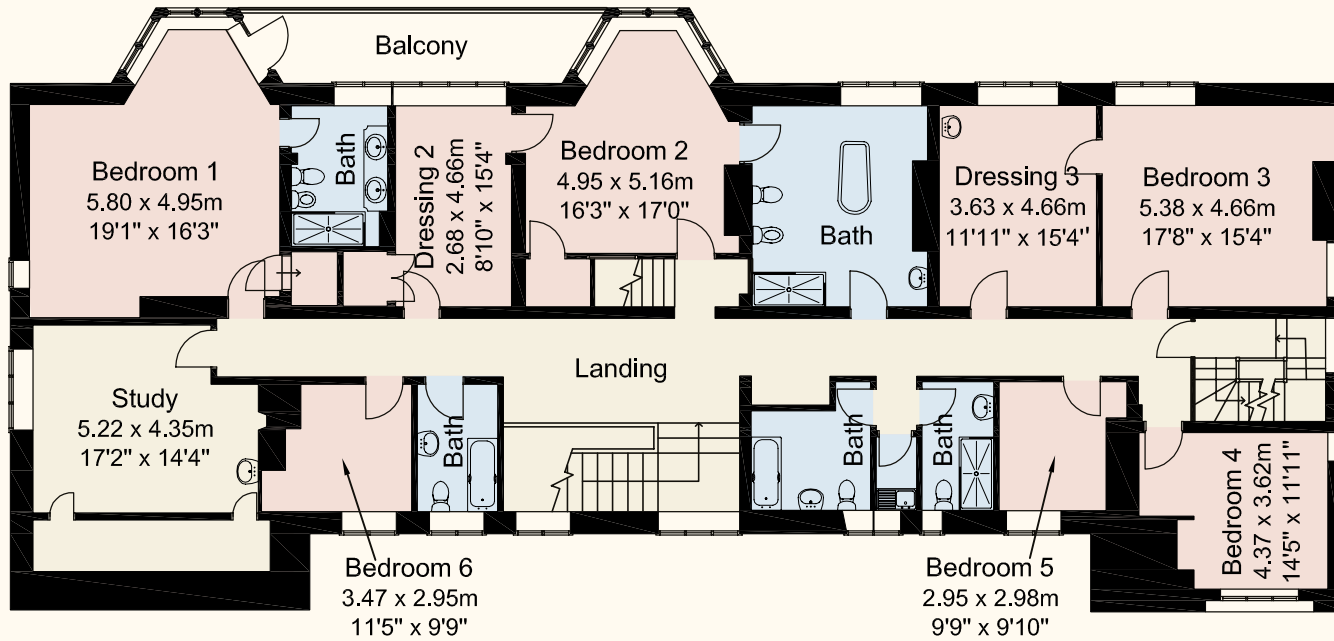
Ground Floor



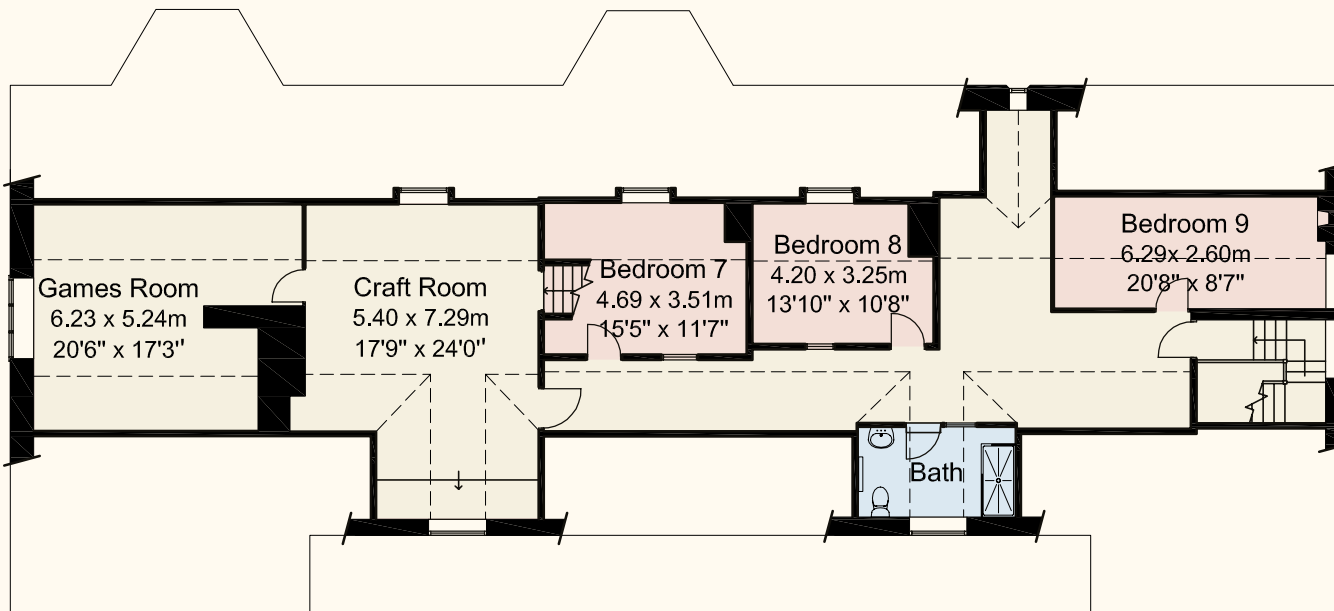
Basement Floor

CHERRY HILL

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
56	74



First Floor



Second Floor











ENERGY PERFORMANCE CERTIFICATE

A copy of the full Energy Performance Certificate is available upon request. The house is band D in line with the average energy efficiency rating for a dwelling in England and Wales.

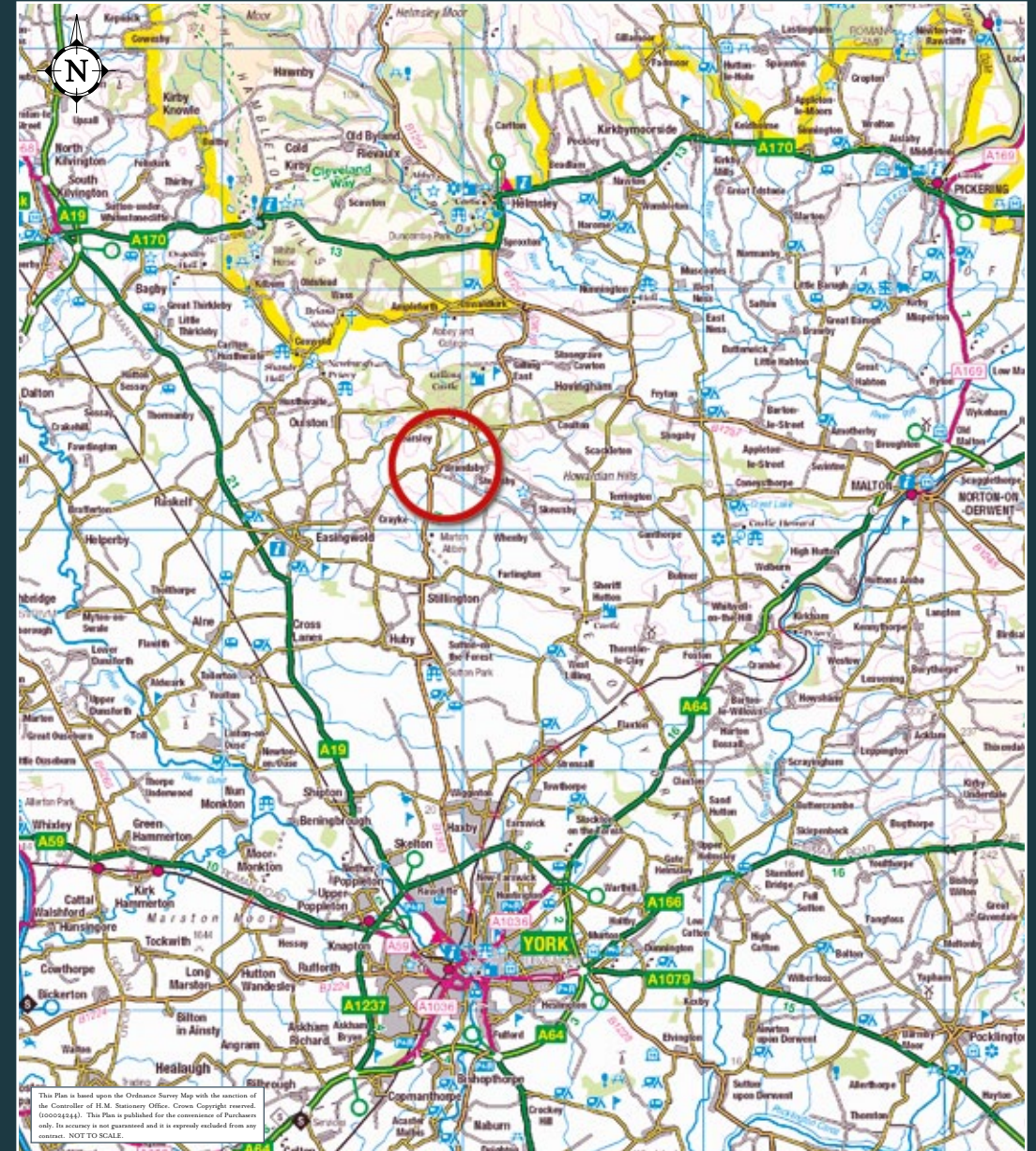
VIEWING

Strictly by prior appointment through Savills.

SERVICES

Mains water and electricity. Private drainage.
Oil central heating.





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