



**WINDFALL LODGE, BRIGHTON, YO8 6DH**  
OIEO £630,000

**Carter Jonas**

# WINDFALL LODGE, BRIGHTON, YO8 6DH

Windfall Lodge is a modern detached house, designed with character and attractive features. Set back from the lane behind electric gates, it occupies a sizable plot with a spacious driveway and lawned frontage.

Extending to over 2700 square feet, the accommodation is expansive with well-proportioned rooms. A bright and airy entrance hallway welcomes you into the home, the distinctive arched window flooding the heart of the house with plenty of natural light. Stylish wooden flooring flows throughout the ground floor living space, and there is a gas fireplace to the main living room.

The layout offers great versatility, with up to six bedrooms (one currently serving as an office) and three reception rooms, two benefiting from patio doors onto the garden. The kitchen also leads out to the rear terrace, providing an ideal dining and entertaining area. A useful utility room and a wc complete the ground floor accommodation.

To the first floor, a spacious landing flows through to six bedrooms, the principle and guest suite served by en suite facilities, a family bathroom and a study/sixth bedroom. In all, a sizeable and practical home ideally suited to a growing family.

The rear garden leads from a raised decked terrace, mainly laid to lawn and bordered by colourful planted beds and neighbouring trees. Securely fenced and private, there is also a pretty summerhouse, perfect for enjoying the garden year-round, and a trellis archway giving access to the front.

Brighton is a peaceful rural village, conveniently situated approximately fifteen miles from York with excellent access to the M62, M18 and M1 motorway network. York mainline railway station has regular services to London Kings Cross, Leeds, York and Hull. The village of Bubwith is closest with a convenience store, post office, primary school and sports and leisure centre, as well as the renowned delicatessen, the Jug & Bottle. There are two golf clubs nearby, in particular; The Oaks Golf Club and luxury spa is about two and a half miles away.

TENURE Freehold

LOCAL AUTHORITY North Yorkshire Council

EPC BAND TBC

SERVICES Mains gas central heating, mains drainage

INTERNET Superfast & fibre available

A HANDSOME DETACHED HOUSE PROVIDING GENEROUS ACCOMMODATION COMPLIMENTED BY LANDSCAPED GARDENS, PEACEFULLY SITUATED IN THE POPULAR VILLAGE OF BRIGHTON.



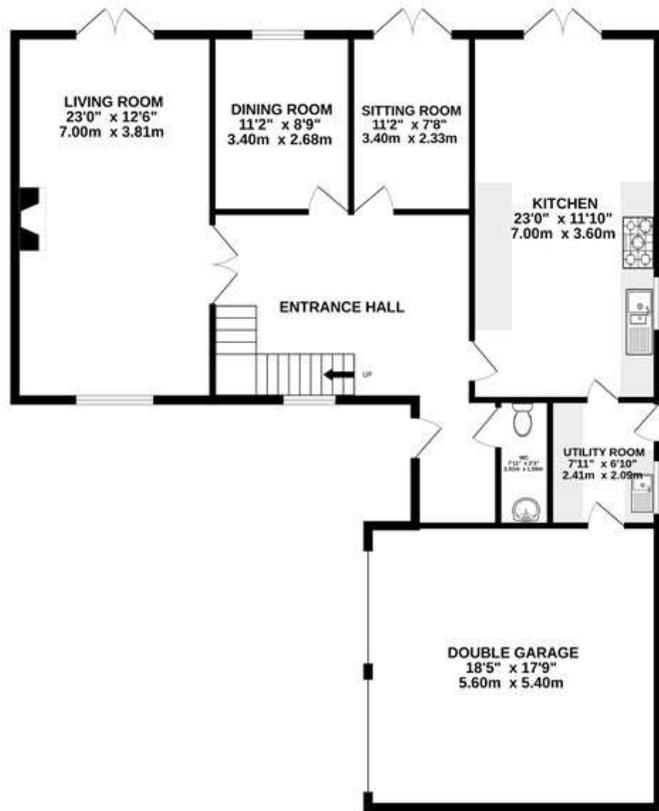


Classification L2 - Business Data

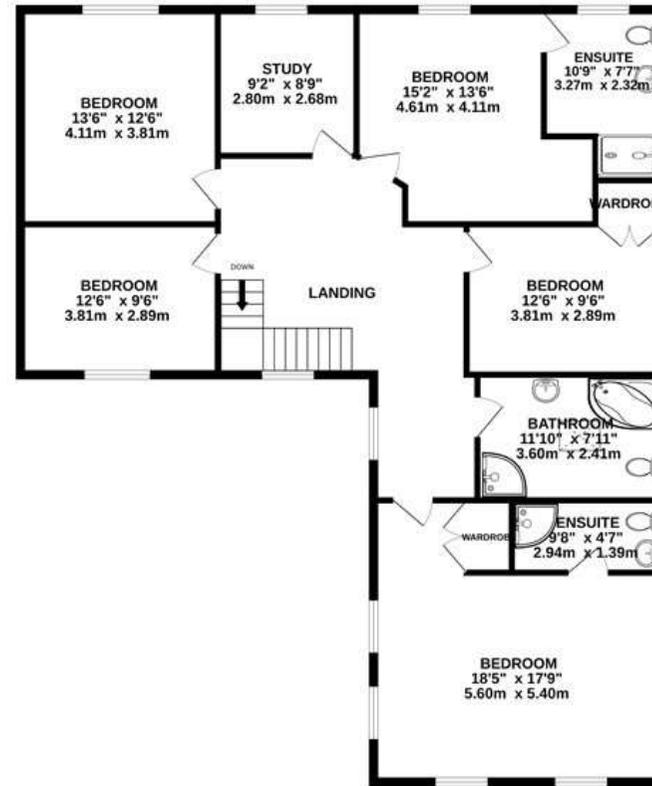


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**GROUND FLOOR**  
1378 sq.ft. (128.0 sq.m.) approx.



**1ST FLOOR**  
1408 sq.ft. (130.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2785 sq.ft. (258.7 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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**York 01904 558200**

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

**IMPORTANT INFORMATION**

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