



Barn Hill Farm, Selby Road, Howden, DN14 7JP

In Excess of £335,000



Barn Hill Farm, Selby Road

Howden, DN14 7JP

- Stunning Three Bed Barn Conversion
- Mature South Facing Rear Garden with Outbuilding
- 143 Sq. M./ 1548 Sq. Ft.
- FREEHOLD
- Broadband: FTTP. Mobile: 5G
- Mains Electricity. Ground Source Heat Pump
- Mains Water Supply. Septic Tank.
- Brick Built Construction
- EPC Rating 'C'
- Council Tax Band 'C'



This property is a showstopper! Immaculately presented three double bed barn conversion nestled on the edge of the sought after market town of Howden. The current vendors have worked hard to modernise the house with updates including new kitchen, utility/ground floor w.c and bathrooms but they also wanted retain the charm and remain sympathetic to the character of this historic building.

Upon entering from the courtyard and through the stable door, visitors are greeted by a hand painted and entirely bespoke spacious and bright, open plan dining kitchen, complete with contemporary fittings, Oak splashbacks, ample storage including breakfast cupboard with built in microwave, pull out larder units and draws on the lower level all with soft close doors ensures clever storage solutions for the most discerning of cooks! There is space for a range cooker and large American style fridge freezer. The boiling water tap makes cooking and making hot drinks a breeze. The breakfast bar offers space for informal eating whilst the large dining space means more formal needs are also met. The large warehouse style windows provide light from front to back of the house ensuring the space is always inviting.

The dining space opens up into the spacious living area with double bi-fold doors leading onto the patio area and large South facing garden beyond. There is also a ground floor w.c/cloak which also doubles up as a utility room.

The exposed brick throughout the ground floor really adds to the industrial feel of the house.



Ascending the stairs to the first floor we are greeted by three generous double bedrooms and family bathroom. The master bedroom at the rear of the property with two windows looking over the garden and attractive en-suite bathroom with freestanding bath and modern suite.

Bedroom two at the front of the property is accessed via a walk in wardrobe/dressing room with floor to ceiling wardrobes and chests of drawers. There is a glass door which provides separation and privacy between the two spaces.

The third bedroom (again at the front of the property) which would also comfortably take a double bed and again has a floor to ceiling built in wardrobe with views out over the courtyard.

Externally to the rear the recently upgraded patio area with ceramic tiles (for easy maintenance) and water tap is a sun trap with views over the new bridge, moat and down the garden - you cannot help but admire the view. Reclaimed Hornsea sea defence timbers line the bridge over the moat creating a planting area to add interest. The rest of the garden is mainly laid to lawn with a gravel walkway, and is lined with fruit trees and roses. There is also a large bespoke built garden shed/store at the bottom of the garden which could be made into a home office or summer house. It is fully insulated with electric and water just outside. The vendors have also had an electrical cable laid to the end of the garden/driveway so those with electric cars could look to utilise this with a 7kw charger if needed.

This home enjoys a peaceful countryside setting, where the moat attracts a variety of British birds, creating a tranquil retreat.

Beyond the gate is the property parking with enough space to park two large vehicles.

This gem of a property would offer a potential buyer an amazing lifestyle with easy transport links to Howden but onto the main road for commuting further afield. We are sure this will be popular so early inspection recommended.





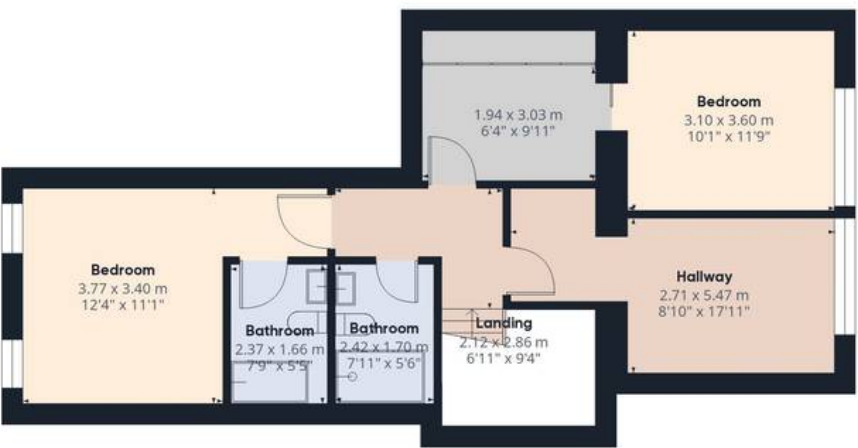








Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
143.86 m²
1548.5 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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