



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**SERVICES**  
Understood to all be connected to mains. Mains gas, water and electric.

**TENURE**  
The property is Freehold and offered with the benefit of vacant possession upon completion.

**COUNCIL TAX**  
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band 'F'.

**VIEWING**  
Strictly by appointment with the sole agents on 01377 241919.

**FREE VALUATION**  
If you are looking to sell your own property, we will be very happy to provide you with a free, no obligation market appraisal and valuation. We offer very competitive fees and an outstanding personal service that is rated 5 star by our fully verified past clients.



**Guide Price    Tinkers Haven, Holme View Farm,  
£475,000                    Burton Agnes, YO25 4NG**



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**Dee Atkinson & Harrison**





# Tinkers Haven, Holme View Farm, Burton Agnes, YO25 4NG

## DESCRIPTION

An amazing opportunity to purchase a fantastic home with stunning curb appeal, Tinkers Haven was built in 2004 and is a sizeable property inside and out boasting over 3000 square foot of accommodation. Internally, the property has a spacious feel with versatile and flexible reception rooms to the ground floor and a large kitchen area over looking the garden. To the first floor are four double bedrooms with three bathrooms and countryside views from to the front aspect. Sitting back from the road with a walled frontage, the outside is just as impressive as the inside and a property of this calibre is rare to the market with no onward chain. Located in a charming village, viewings are highly recommended. The property briefly comprises:- entrance hall, study, lounge, dining room, conservatory/sunroom, kitchen, utility room, first floor landing, two bedroom with en-suite's, an additional two other double bedrooms, family bathroom, rear and front garden, double detached garage with gated off street parking.

## LOCATION

Situated on the A614 Burton Agnes is best known for Burton Agnes Hall which is a 400 year old Elizabethan House that attracts many visitors. Another important attraction in this day and age is the village primary school, which has built an excellent reputation in recent years. Burton Agnes is conveniently placed betwixt Driffield and Bridlington where an excellent range of amenities and public transport facilities are available.

## THE ACCOMMODATION COMPRISES:

**ENTRANCE HALL- 18'11 (5.77m) x 12'1 (3.71m)**

Door to the side aspect with large bay window to the front, coving, stairs leading to the first floor landing, laminated flooring, radiator and power points.

**WC- 4'7 (1.40m) x 9'6 (2.90m)**

Opaque window to the front aspect, coving, partially tiled walls, low flush WC, sink with vanity unit, wall mounted storage cupboard, laminated flooring and radiator.

**STUDY/OFFICE- 12'6 (3.81m) x 12'1 (3.70m)**

Bay window to the front aspect, coving, laminated flooring, radiator, TV point and power points.

**LOUNGE- 17'0 (5.19m) x 18'0 (5.49m)**

Spacious living area with bay window to the rear aspect, coving, log burning stove with brick surround, laminated flooring, radiators, TV point and power points.

**DINING ROOM- 14'5 (4.41m) x 18'0 (5.49m)**

Separate dining space with French doors to the rear aspect, coving, laminated flooring, radiator, TV point and power points.

**CONSERVATORY/SUN ROOM- 12'0 (3.67m) x 15'8 (4.80m)**

Additional versatile room with French doors to the side aspect, windows to all three sides, tiled flooring, radiator and power points.

**KITCHEN- 17'10 (5.44m) x 15'9 (4.81m)**

Window to the rear aspect, inset spotlights, coving, splash back, tiled flooring, radiator and power points.

**UTILITY ROOM- 12'9 (3.91m) x 9'7 (2.93m)**

Door to the side aspect, window to the front aspect, coving, built in cupboard, tiled flooring, plumbing for washing machine, radiator and power points.

**FIRST FLOOR LANDING- 15'10 (4.84m) x 16'4 (4.99m)**

Windows to the front aspect, coving, inset spotlights, built in cupboard, fitted carpets, radiator and power points.

**BEDROOM ONE- 12'8 (3.86m) x 19'9 (6.04m)**

Window to the rear aspect, coving, built in wardrobes, fitted carpets, radiator, TV point and power points.

**EN-SUITE- 6'7 (2.01m) x 10'7 (3.23m)**

Opaque window to the rear aspect, coving, inset spotlights, partially tiled walls, three piece bathroom suite comprising:- low flush WC, sink with vanity unit, shower cubicle, tiled flooring, radiator and extractor fan.

**BEDROOM TWO- 17'10 (5.45m) x 12'7 (3.84m)**

Window to the rear aspect, coving, inset spotlights, fitted carpets, radiator, TV point and power points.

**BEDROOM THREE- 11'9 (3.58m) x 13'11 (4.25m)**

Window to the rear aspect, coving, fitted carpets, radiator, TV point and power points.

**BEDROOM FOUR- 15'6 (4.74m) x 10'3 (3.14m)**

Windows to the front aspect, coving, inset spotlights, fitted carpets, radiator and power points.

**BATHROOM- 17'11 (5.47m) x 6'2 (1.89m)**

Opaque window to the front aspect, coving, inset spotlights, partially tiled walls, four piece bathroom suite comprising:- low flush WC, double sink with large vanity unit, corner bath with shower attachment, shower cubicle, tiled flooring, radiator and extractor fan.

## GARDEN

North facing garden which is easily maintainable with raised patio seating area to the back, additional patio to the immediate rear, brick barbeque, small portion of grass, planted flower and shrubs with access to the front of the property. The front is of ample size and is mainly laid to lawn.

## DOUBLE GARAGE

Double detached garage with up and over door, power and lighting.

## PARKING

Gated off street parking with space for multiple cars.

