



Dee Atkinson & Harrison

MANOR FARM, MAIN STREET, GRANS MOOR, YO25 8HX EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS

'MANOR FARM' **GRANSMOOR, YO25 8HX**

Asking Price

£635,000

**Beverley 14 miles
| Hull 23 Miles | York 28 miles**

A rare opportunity to acquire a 1700's farm house situated in a tranquil village location. Manor Farm House is a six bedroom detached property boasting spacious accommodation throughout as well as versatile living. The home retains its traditional cottage style throughout whilst blending rustic charm with the potential for modern upgrades dependent on each individual style. The property is ideal for growing families and multigenerational living as it also benefits from a one bedroom annex which is fully self contained. This provides excellent potential for family members to stay and enjoy their own space or potential earnings with air bnb. All of this sits on just under an acre and also enjoys a paddock to the front of the property with ample off street parking. We highly recommend booking in for a in person viewing to fully see just what potential the property has.

The property briefly comprises:- porch, entrance hall, living room, lounge, rear hallway, kitchen/breakfast area, hallway, studio, utility room, WC, first floor landing, six double bedrooms, family bathroom and rear garden. There is also an annex which is attached to the property with lounge/dining room, kitchen, hallway, bedroom and bathroom.

LOCATION

Gransmoor is a small rural village located near Burton Agnes on the Driffeld to Bridlington Road. A full range of amenities are available in the market town of Driffeld and Bridlington approximately 8 miles away.



PORCH

Door to the front aspect.

ENTRANCE HALL- 17'1 (5.22m) x 9'4 92.85m)

A stunning, spacious entrance hall with door to the front aspect, coving, stairs leading to the first floor landing, understairs cupboard, Victorian mosaic tiled flooring, radiator and power points.

LIVING ROOM- 17'0 (5.19m) x 15'7 (4.76m)

A sophisticated large living area with large bay window to the front aspect and additional window to the side aspect, log burning stove with brick surround and stone hearth, radiator, TV point and power points.

LOUNGE- 13'2 (4.01m) x 14'3 (4.36m)

Cosy lounge with bay window to the front aspect, coving, open fireplace with surround, wooden mantle piece and tiled hearth, fitted carpets, radiator, TV point and power points.

REAR ENTRANCE

Door and window to the rear aspect leading to the back garden, slate tiled flooring, radiator and power points.

KITCHEN/BREAKFAST AREA- 18'1 (5.53m) x 17'9 (5.43m)

Windows to both the rear and side aspect, inset spotlights and wall lighting, coving, tiled splash back, handmade solid oak kitchen with a range of base units, one and a half sink with drainer unit, space for fridge/freezer, Aga style oven and hob with extractor hood, terracotta tile flooring, radiator and power points.

HALLWAY- 4'6 (1.39m) x 9'8 92.95m)

Window to the side aspect, terracotta tiled flooring and power points.

STUDIO- 16'6 (5.03m) x 12'1 (3.70m)

Another fantastic reception room which is currently used as a studio with windows to the front and side

aspect fitted with security shutters, large built in storage/security cupboard, base units and worktop, laminated flooring and power points.

UTILITY ROOM- 9'0 (2.75m) x 6'11 (2.12m)

Window to the front aspect, plumbing for washing machine, space for additional white goods, terracotta tiled flooring, radiator and power points.

SHOWER ROOM- 9'3 (2.83m) x 2'7 (0.80m)

Opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, shower cubicle and laminated flooring.

FIRST FLOOR LANDING

'L' shaped landing with windows to the rear and front aspect, fitted carpets, radiators and power points. There is also access to the loft space which is extensive and stretches to the full length of the property.

BEDROOM ONE- 17'6 (5.35m) x 16'5 (5.02m)

Large primary bedroom with window to the front and side aspect, wall lighting, fitted carpets, radiator and power points.

BEDROOM TWO- 13'3 (4.05m) x 15'9 (4.82m)

Double bedroom with window to the front aspect, fitted carpets, radiator and power points.

BEDROOM THREE- 17'7 (5.38m) x 13'0 (3.98m)

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

BEDROOM FOUR- 15'1 (4.60m) x 13'9 (4.19m)

Window to the front and side aspect, fitted carpets, radiator and power points.

BEDROOM FIVE- 9'9 (2.99m) x 10'4 (3.16m)

Window to the front aspect, fitted carpets, radiator and power points.

BEDROOM SIX- 11'6 (3.51m) x 9'0 (2.76m)

Window to the rear aspect, built in cupboard containing hot water tank with immersion heater, fitted carpets, radiator and power points.

BATHROOM- 5'10 (1.78m) x 10'10 (3.30m)

Opaque window to the front aspect, partially tiled walls, three piece bathroom suite comprising:- high level WC, sink with pedestal, free standing bath with shower attachment, heated towel rail and wood flooring.

REAR GARDEN

South facing garden which is easily maintainable and mainly laid with gravel, patio area to the immediate rear and gated access to both sides. There are also three stables which are currently used for storage.

ANNEX

ENTRANCE INTO:

LOUNGE/DINING ROOM- 11'2 (3.42m) x 17'10 (5.45m)

Window to the front aspect, windows to the rear aspect, exposed beams, electric log burner with surround and hearth, wood effect laminated flooring, radiator, TV point and power points.

KITCHEN- 9'5 (2.88m) x 13'8 (4.18m)

Windows to the front aspect, exposed beams, tiled splash back, built in cupboard containing electrical eco heating system, a range of wall and base units, sink with drainer unit, space for fridge/freezer, integrated dishwasher, electric oven, electric hob, extractor hood, wood effect laminated flooring, radiators and power points.

HALLWAY- 3'6 (1.07m) x 7'9 (2.37m)

Door and window to the front aspect, wood effect laminated flooring and radiator.

BATHROOM- 5'7 (1.71m) x 7'9 (2.37m)

Opaque window to the front aspect, fully tiled walls, three piece bathroom suite comprising:- low flush WC, sink with pedestal, panelled bath with overhead shower and glass shower screen, radiator and



wood effect laminated flooring.

BEDROOM- 9'4 (2.86m) x 11'10 (3.62m)

Double bedroom with window to the front and rear aspect, wood effect laminated flooring, radiator and power points.

YARD

There is a south facing yard which is to the rear of the annex, concrete laid and easily maintainable.

EXTERNAL & PADDOCK

To the front of the property is a large front garden which is lawned including mature trees and fruit trees. There is also a grass paddock which is fenced with mature trees.

PARKING

Gravelled off street parking which would house multiple cars, caravans and motor homes.

SERVICES

Oil fired central heating, sewerage is to a septic tank. Mains water and electric.

TENURE

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

COUNCIL TAX BAND

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown on the Council Tax Property Bandings List in Valuation Band 'F'.

EPC

This property's energy rating is TBC.

VIEWING

Strictly by appointment with the sole agents.

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 clients.







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