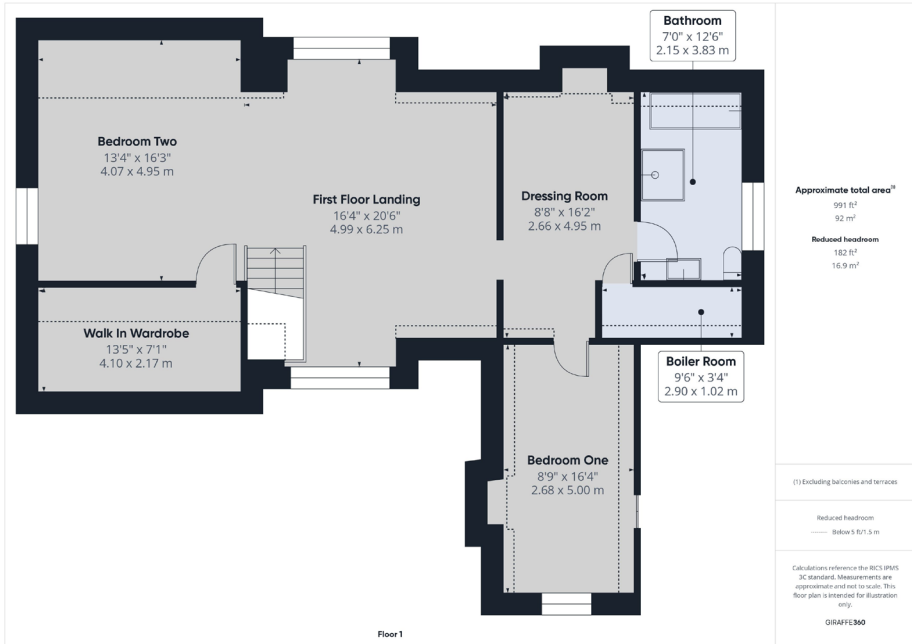
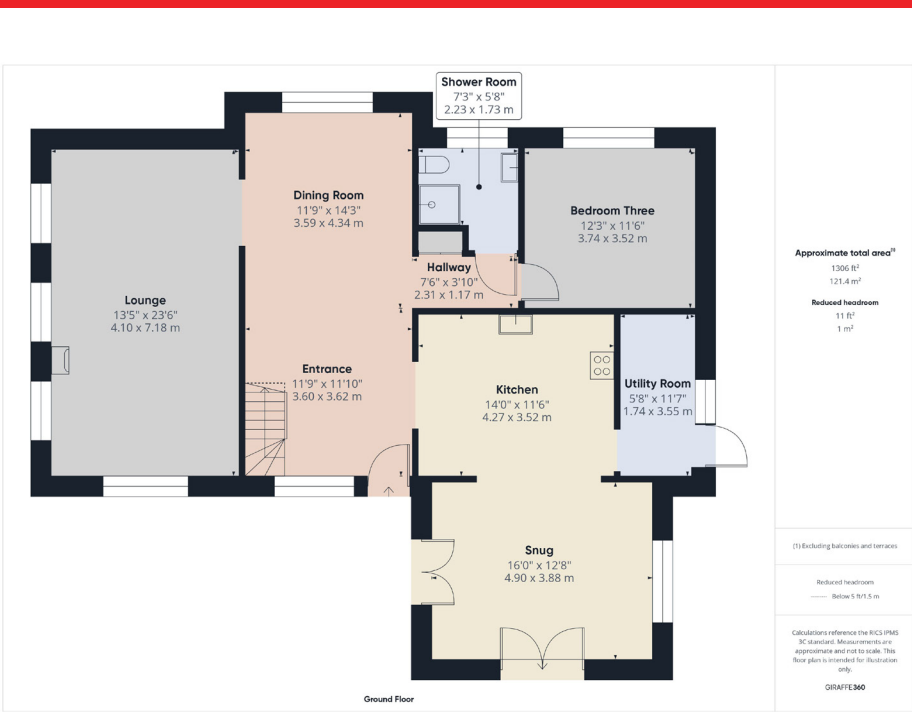




Guide Price
£395,000

The Garden House,
Hutton Cranswick, YO25 9QR

SERVICES

Understood to all be connected to mains. Mains gas, water and electric. There is underfloor heating throughout the entire property.

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 'E'.

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.



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Dee Atkinson & Harrison



The Garden House, 15a Main Street, Hutton Cranswick, YO25 9QR

DESCRIPTION

A truly one of a kind property which is proudly brought to the market with no onward chain. The Garden House is a 'Scandinavian style' three bedroom detached property sat on around a quarter of an acre. Upon entering the property through a tucked away gated driveway, first impressions of this home do no disappoint. Providing light and bright accommodation the moment you step through the door there is an instant homely feel and striking design. The property creates flexible living with three double bedrooms and multiple reception rooms which would suit a variety of different buyers. Set within stunning grounds, it offers both privacy and quiet living in a sought after village location. The property briefly comprises:- entrance hall with dining room, lounge, kitchen, snug, downstairs bedroom and bathroom, first floor landing with two bedrooms, both with walk in dressing areas, bathroom, wrap around garden and off street parking.

LOCATION

The focal point of this picturesque village is the large attractive, well-maintained village green, where in addition to the pond and seating area, stands a War Memorial and a large children's playground. The green extends to 6.5 acres and is believed to be the largest in East Yorkshire. Hutton Cranswick village offers a village shop, butchers shop, public house, garden centre, farm shop, Chinese and fish and chip shop/takeaways, primary school, pre-school, bus and trains services are also available.



THE ACCOMMODATION COMPRISES:

ENTRANCE- 11'9 (3.60m) x 11'10 (3.62m)

A spacious entrance with door and window to the front aspect, stairs leading to the first floor landing, built in storage cupboard, tiled flooring and power points.

KITCHEN- 14'0 (4.27m) x 11'6 (3.52m)

A handmade solid oak kitchen which has been kept in pristine condition, splash back, benefitting from a range of wall and base units, one and a half sink with drainer unit, space for fridge, built in eye-level double oven, gas hob, extractor hood, tiled flooring and power points.

UTILITY ROOM- 5'8 (1.74m) x 11'7 (3.55m)

Door and window to the side aspect, a range of built in storage cupboard, base units, sink with drainer unit, plumbing for washing machine, space for dryer, tiled flooring, extractor fan and power points.

SNUG- 16'0 (4.90m) x 12'8 (3.88m)

A light and bright dining area which is versatile and has French doors to the front and side aspect with additional window, built in storage cupboard, tiled flooring, TV point and power points.

DINING AREA- 11'9 (3.59m) x 14'3 (4.34m)

Separate dining space with window to the rear aspect, tiled flooring and power points.

LOUNGE- 13'5 (4.10m) x 23'6 (7.18m)

Stunning lounge with windows to the side and front aspect, exposed beams, panelled walls, log burning stove, tiled flooring, TV point and power points.

HALLWAY- 7'6 (2.31m) x 3'10 (1.17m)

Built in cupboard and tiled flooring.

BEDROOM THREE- 12'3 (3.74m) x 11'6 (3.52m)

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

SHOWER ROOM- 7'3 (2.23m) x 5'8 (1.73m)

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

FIRST FLOOR LANDING- 16'4 (4.99m) x 20'6 (6.25m)

Extremely spacious landing with windows to the front and rear aspect with views over the garden, inset spotlights, fitted carpets and multiple power points.

BEDROOM ONE- 8'9 (2.68m) x 16'4 (5.00m)

Window to the front aspect with velux window to the side aspect, access to the eaves, laminated flooring and power points.

DRESSING ROOM- 8'8 (2.66m) x 16'2 (4.95m)

Large walk in dressing area with velux window to the rear aspect, access to the eaves, fitted carpets and power points.

BOILER ROOM- 9'6 (2.90m) x 3'4 (1.02m)

Wall mounted boiler and water tank with access to the eaves.

BATHROOM- 7'10 (2.15m) x 12'6 (3.83m)

Opaque window to the side aspect, inset spotlights, four piece bathroom suite comprising:- low flush WC, sink with vanity unit, panelled bath with tiled surround, shower cubicle, vinyl flooring, heated towel rail and extractor fan.

BEDROOM TWO- 13'4 (4.07m) x 16'3 (4.95m)

Window to the side aspect, velux windows to the rear aspect, panelled ceilings, laminated flooring and power points.

WALK IN WARDROBE- 13'5 (4.10m) x 7'1 (2.17m)

Panelled wall and laminated flooring.

GARDEN

A beautiful wrap around garden which is a great canvas for someone who loves gardening with decking to the front leading out from the snug. There are vegetable and fruit patches with raised beds and mature fruit trees throughout along with green house and lawned area to the front of the property.

PARKING

Ample off street parking which is accessed via a gated driveway owned by this property. There is also access given to the property next door.