



Guide Price
£385,000

3 Thimblehall Lane,
Newport



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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DESCRIPTION

A spacious 4 bedroom detached house with over 1700 sq ft of space in this rural East Yorkshire village and situated on a good sized plot providing excellent gardening opportunities. The property requires some updating, particularly cosmetically but is likely to have wide appeal due to the significant living space, large gardens surrounding it and detached double garage. There may be potential for extension (subject to necessary planning permissions).

With gas central heating and uPVC double glazing the accommodation briefly comprises: A spacious Entrance Hall, WC Cloaks, Large Living room with bay window, large second Reception Room or Study, Dining Room, spacious Kitchen with a range of fitted units as well as a walk-in pantry cupboard and Utility Room. To the first floor is a spacious landing, a large Master Bedroom, further large Double Bedroom, two other Bedrooms and a Bathroom.

Externally the property is surrounded by large gardens that are largely grassed. There are hedges and conifers to the majority of the boundaries. A driveway leads through metal gates to a detached double brick built garage with a pitched roof and up and over door. There are two store rooms to the rear of the garage.

Our 360 degree tour <https://tour.giraffe360.com/940811e5f7e04d46a56961b1f39ec218/> provides a good overview of the house but in full it comprises:

ENTRANCE HALL

A spacious room significantly glazed to two sides, radiator, telephone point and stairs to first floor.

WC CLOAKS

Low flush WC, wall mounted wash hand basin, tiled splash backs, radiator, small window to rear and understairs cupboard.

LIVING ROOM

A large and light living room with focal feature fireplace, 2 radiators, bay window with appealing window seat, plus a further large window and fitted shelves and cupboards to one chimney recess.

RECEPTION ROOM

Another large reception room that would make a large dining room, playroom or study or with a large window to the front aspect, fitted book shelves, 3 windows to the front, 2 radiators and serving hatch to the pantry.

DINING ROOM

Window to rear and radiator.

KITCHEN

A spacious kitchen with a range of fitted base and wall mounted units with contrasting work surface and brick style white tile splash backs. Stainless steel 1.5 bowl sink and single drainer with mixer tap over, plumbing for dishwasher, 2 windows to rear, gas cooker point, filter canopy, radiator and servants bell board.

PANTRY

With a range of fitted base and wall mounted units, work surface, window to front, serving hatch to Reception Room and sliding door to Kitchen.

UTILITY ROOM

Base level units, work surface, tiled splash backs, stainless steel sink and single drainer with mixer tap over window to rear door to front and ceiling hung laundry airer.

LANDING

A spacious landing with windows to front and rear and radiator.

MASTER BEDROOM

A spacious bedroom with large window to front and smaller one to the rear, two radiators and a hand basin.

BEDROOM 2

A double bedroom with window to front and rear, radiator and access to under eaves storage.

BEDROOM 3

Window to front and radiator.

BEDROOM 4

Window to front and radiator.

BATHROOM

A bathroom with 3 piece suite in white including bath with shower over, opaque glazed window to rear, tiled and melamine splash backs, radiator and cupboard housing gas fired boiler.

OUTSIDE

The house is surrounded on all 4 sides by gardens with significant grassed areas, some mature trees and borders that are largely made up of high hedging and conifers. Some small areas of the plot lie beyond the conifers and adjacent to ponds that form part of a neighbouring property. The property is accessed from Thimblehall Lane via twin wrought iron gates onto a driveway that leads to a substantial brick built double garage with tiled roof and up and over door. To the rear of the garage are two storage rooms that can be accessed from the garden.

IMPORTANT NOTE

As part of the sale the sellers request that the property is known only as 3 Thimblehall Lane and not 'The Vicarage' or 'Rectory' from completion onwards. A covenant will be sought with regard to this.

Given the size of the gardens the sellers will also stipulate an overage for 40 years of 30% of any future development value.

The property had work to correct subsidence less than 15 years ago. Work was undertaken to resolve issues with drains, remove vegetation and the property was then monitored from June 2011-March 2014 and found to be stable. Paperwork relating to this is available.

We are aware that Japanese Knotweed was removed from the property in 2006, 2015 and 2020.

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HEATING AND INSULATION

The property has a gas-fired central heating system and uPVC double glazing.

SERVICES

All mains services are connected to the property. None of the services or installations have been tested.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'D' (verbal enquiry only).

TENURE

Freehold. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

