



Main Street, Swine HU11 4JE

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EXCLUSIVE







## Main Street, Swine HU11 4JE

**\*\*A BEAUTIFUL COUNTRY-SIDE COTTAGE LOCATED IN THE PEACEFUL VILLAGE OF SWINE!!\*\***

This inviting three bedroom, detached property is a perfect example of a stunning converted Old Farm House dating back to the 1860's, that is tucked away in the quiet village of Swine. Situated on a spacious plot, with its stunning outlook over rolling countryside, the property offers the very best of that relaxed village life-style that so many of us seek. It's current owners have lovingly updated the property and added a modern yet sympathetic twist, to create a comfortable lifestyle home while still exhibiting some charming original features. The property is oozing with natural light and offers approximately 1/3 of an acre of land to soak up and enjoy, with an outdoor kitchen area that is perfect for entertaining and relaxing with family and friends. The property itself briefly comprises; entrance hall, study, lounge, dining room, kitchen, conservatory, three bedrooms with an en-suite to the master, family bathroom, beautiful gardens to the front and rear, garage and ample off street parking. Viewings are strongly recommended to avoid missing out on this stunning home.





### **ENTRANCE HALL**

Oak front entrance door and windows, tiled flooring and radiator.

### **STUDY**

French doors opening to the rear aspect, coving, Karndean flooring, dado rail, radiator, TV point and power points.

### **LOUNGE**

UPVC double glazed bay windows to the side and rear aspects, laminate wood style flooring, picture rail, multi-fuel feature fireplace, power points and TV point.



### **DINING ROOM**

UPVC double glazed windows to the front and side aspect, laminate wood flooring, radiator and power points.

### **KITCHEN**

UPVC double glazed bay window to the front aspect, oak door to the front aspect, a range of wall and base units with granite work surfaces, tiled splash backs, Belfast sink, Karndean flooring, space for fridge / freezer, electric cooking range with gas hob, extractor hood and power points.





### **CONSERVATORY**

UPVC double glazed windows to the rear aspect, French doors opening to the rear garden, Karndean flooring, radiator, power points and TV point.

### **LANDING**

UPVC double glazed window to the front aspect and ladder access to the loft.

### **BEDROOM ONE**

UPVC double glazed window to the front aspect, radiator and power points.



### **ENSUITE**

UPVC double glazed window to the side aspect, radiator, tiled floor, shower cubicle with power shower, low flush WC, wash hand basin with vanity unit, tiled walls and extractor fan.

### **BEDROOM TWO**

UPVC double glazed window to the rear aspect, radiator and power points.

### **BEDROOM THREE**

UPVC double glazed window to the side aspect, laminate wood style flooring, radiator and power points.



## BATHROOM

UPVC window to the side aspect, four piece bathroom suite comprising; roll top bath with mixer tap, shower enclosure with mains shower, low flush WC, wash hand basin with vanity unit, tiled walls, tiled flooring and heated towel rail.

## GARDEN

Beautifully kept gardens stretching to 1/3 of an acre to the front and rear aspects, which are mainly laid to lawn with plant and shrub borders, patio area with outdoor seating areas, patio, summer house, outside tap and outside light.



Tenure Type; Freehold

Council Tax Banding; E

**Material Information - Hunters Beverley**  
The information provided is for general information only and is not intended to constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

# Village Farm House HU11

Approximate Gross Internal Floor Area = 211.5 sq m / 2278 sq ft

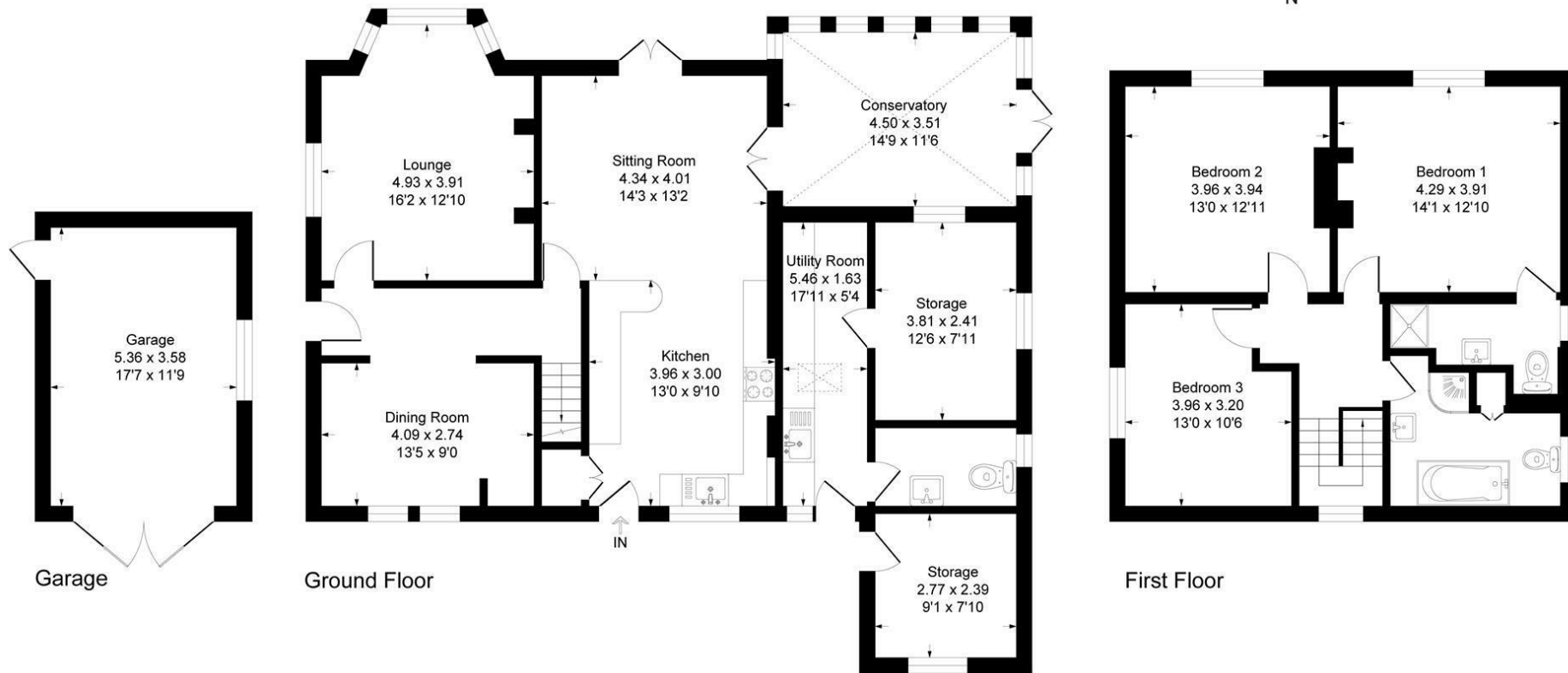


Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	73
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
40	
England & Wales	EU Directive 2002/91/EC

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters Hunters Beverley -  
01482 861411 <https://www.hunters.com>

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