

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grange Road

Leconfield, Beverley, HU17 7NG

Offers In The Region Of £550,000



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# Leconfield Grange Grange Road

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### ENTRANCE PORCH

Wooden glazed front entrance door, windows to the side aspects and tiled flooring.

### ENTRANCE HALL

Wooden glazed front door, coving, wooden flooring, radiator power points and stairs ascending to the first floor landing.

### LOUNGE

UPVC double-glazed window to the front aspect, coving, wooden flooring, open feature fireplace, dado rails, radiator, TV and power points.

### SITTING ROOM

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

### CONSERVATORY

Windows to the front and side aspects, French doors opening to the front and rear aspects and tiled flooring.

### KITCHEN/DINER

UPVC double-glazed window to the rear aspect, wooden beams, tiled flooring, a range of wall and base units with wooden work surfaces, tiled splash backs, sink and drainer unit, space for fridge/freezer, integrated dishwasher, radiator, extractor fan and power points.

### REAR HALLWAY

UPVC double glazed window to the rear aspect, wooden glazed stable door, coving, wooden flooring, cloak and boot storage, radiator and power points.

### UTILITY ROOM

UPVC double glazed windows to the side and rear aspects, tiled flooring, a range of wall and base units with wooden work surfaces, tiled splash backs, sink and drainer unit, space for freezer and power points.

### DOWNSTAIRS SHOWER ROOM/WC

UPVC double glazed window to the rear aspect, tiled walls, tiled flooring, low flush WC, wash hand basin with pedestal, radiator and extractor fan.

### CELLAR

power and lighting.

### FIRST FLOOR LANDING

Loft access, radiator and power points.

### BEDROOM ONE

UPVC double-glazed window to the front aspect, fitted wardrobes and chest of drawers, radiator and power points.

### BEDROOM TWO

UPVC double-glazed window to the front aspect, coving, laminate laid wood style flooring, fitted wardrobes, radiator and power points.

### BEDROOM THREE

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

### BEDROOM FOUR

UPVC double-glazed windows to the side and rear aspects and power points.

### BEDROOM FIVE

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

### BATHROOM

UPVC double-glazed windows to the rear aspect, coving, tiled flooring, tiled walls, four piece bathroom suite comprising; jacuzzi bath, double rainfall shower, low flush WC, wash hand basin with pedestal, column heated towel rail and extractor fan.

### COURTYARD

To the rear of the property is a walled courtyard with plant and shrub borders, BBQ area, outside tap, power and lighting with brick featured arches leading to a further paved low maintenance garden.

### CAR PORT

Traditional brick build and slate building providing sheltered storage or parking.

### BOILER ROOM

Wooden door, window to the side aspect, boiler and pressurised tank.

### OFFICE/STUDIO OUTBUILDING

Wooden glazed door, UPVC double glazed Velux window to the rear aspect, windows to the side and rear aspects, laminate flooring, radiator, power and lighting.

### STORE

Wooden door, window to the front aspect, wooden panelled walls and ceiling.

### FRONT GARDEN

Mainly laid to lawn with plant and shrub borders, patio area, outside tap and outside lighting.

### PADDOCK

Measuring approximately 2.1 acres it is the perfect space for animal lovers, keen gardeners looking to live off the land or the perfect equestrian facility.

### STABLE

A Brick build stable block with wooden stable doors.

### PARKING

Off road parking or multiple vehicles.

### Material Information - Hunters Beverley

Tenure Type; Freehold  
Council Tax Banding; G

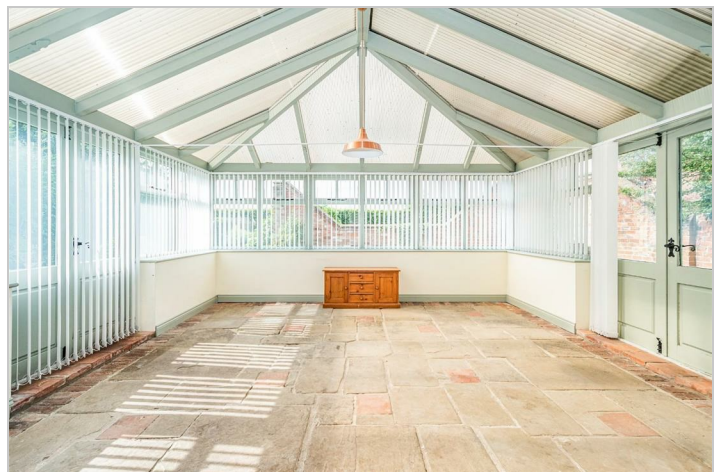
Tel: 01482 861411

**A STUNNING 5 BEDROOM FARM HOUSE WITH PADDOCK, HOME OFFICE  
OUTBUILDINGS & STABLES HIDDEN AWAY IN THE BEAUTIFUL LECONFIELD  
VILLAGE!!**

Nestled within the serene embrace of a tranquil village, this hidden gem is a picturesque 5-bedroom residence surrounded by a cluster of charming outbuildings, creating a harmonious blend of classic elegance and modern comfort.

Step inside, and you'll find a spacious interior that seamlessly combines modern amenities with the warmth of a traditional home. The foyer greets you with hardwood floors and an inviting ambiance. The living spaces are generously proportioned, offering a perfect balance of comfort and charm. A cosy fireplace in the living room adds a touch of warmth during chilly evenings, while large windows flood the rooms with natural light, providing captivating views of the surrounding countryside.

As you explore the property, you'll discover a collection of outbuildings that offer endless possibilities. Whether you dream of a home office, an art studio, a guest cottage (subject to planning), or a workshop, these structures provide versatile spaces to bring your creative ideas to life.



## Road Map



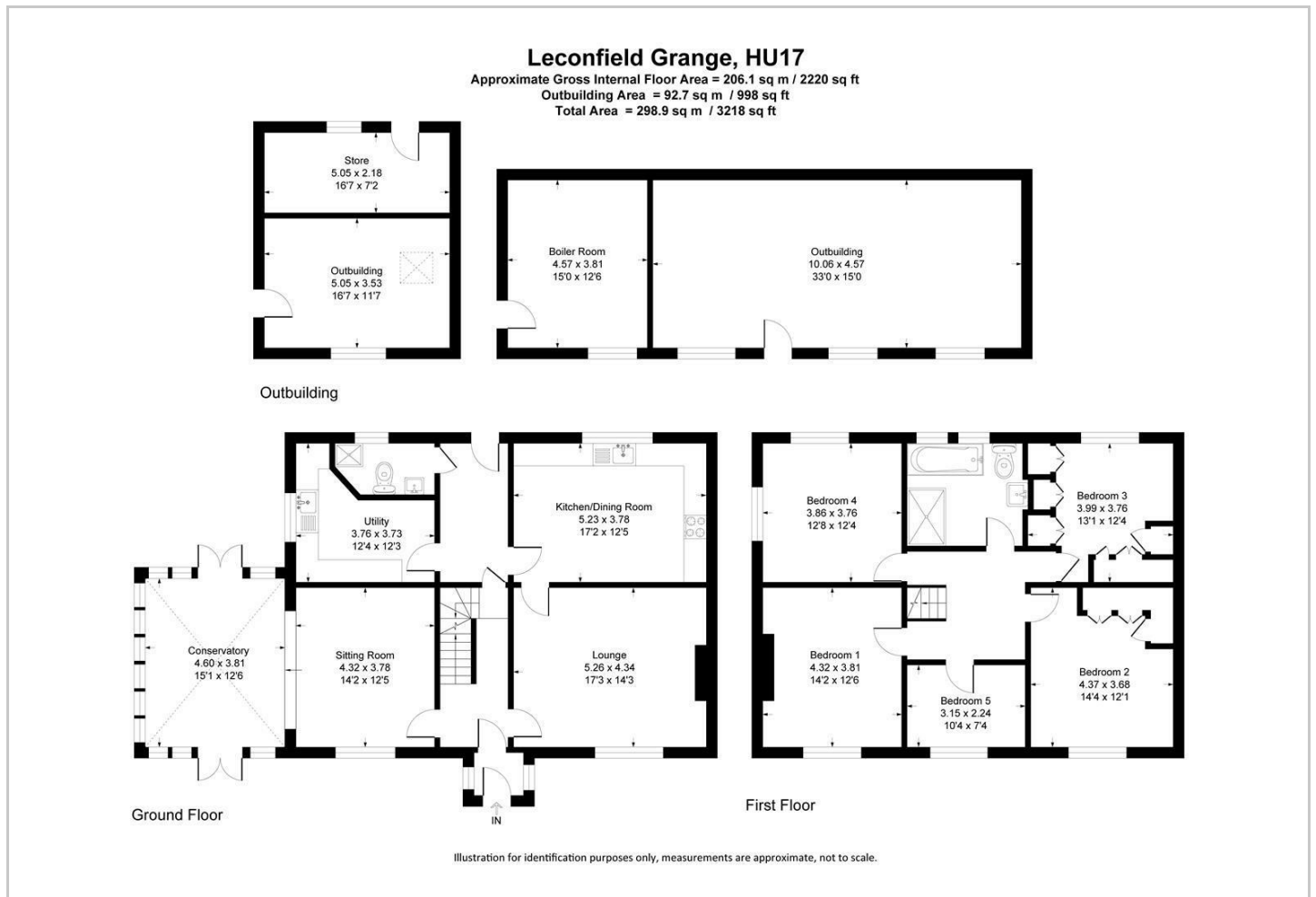
## Hybrid Map



## Terrain Map



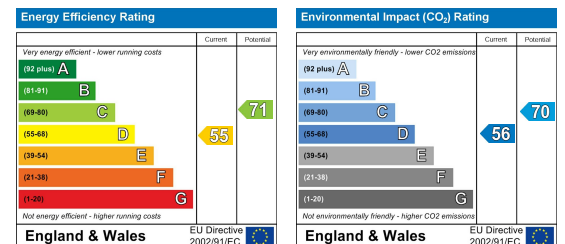
## Floor Plan



## Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not 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. **THINKING OF SELLING?** 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.