



The Barn House, East End, Walkington, HU17 8RY

Asking Price £850,000

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EXCLUSIVE

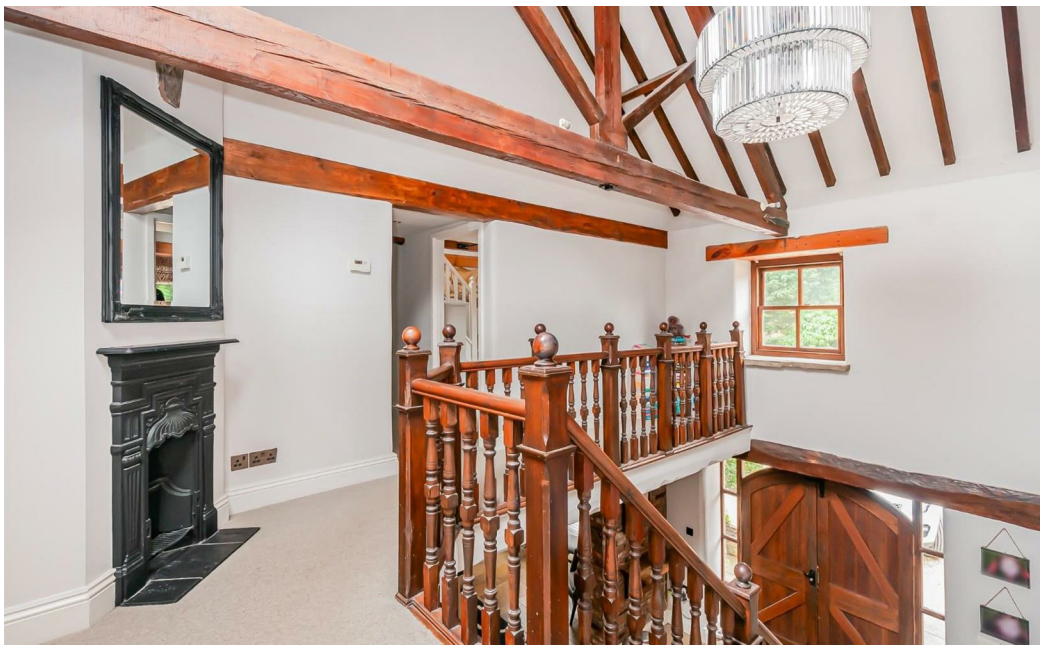


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A stunning property located in the picturesque village of Walkington with endless open countryside for those wonderful leisurely strolls, a selection of popular public houses serving food and drink, a local village shop, a highly regarded primary school – not to forget the lovely village duckpond - all on your doorstep, what's not to love?. This five-bedroom converted barn with annexe potential offers ample space for a growing family or those who love to entertain. With three reception rooms, there is plenty of room to relax and unwind. The property boasts three bathrooms, ensuring that there will be no queues during the morning rush. The Barn House seamlessly combines traditional charm with modern amenities, providing the perfect blend of comfort and style. Situated in the highly desirable village of Walkington, this property offers not just a home, but a lifestyle. Surrounded by beautiful countryside and close to the bustling Georgian market town of Beverley, residents can enjoy the best of both worlds in this wonderful village retreat. Don't miss the opportunity to make this fabulous property your new home. Book a viewing today and step into the idyllic life that awaits you in this charming village setting.





ENTRANCE HALL

Double wooden front door, exposed beams, stone floor, under floor heating, under stairs storage cupboard, power points, telephone point and stairs to the first floor landing.

DOWNSTAIRS TOILET

Stone floor, low flush WC, wash hand basin with vanity unit.

1st Floor Landing

Double - glazed window to the front and beams.

STUDY

French doors to the front aspect, stone floor, exposed brick fireplace, log burner, beams and power points.

LOUNGE

French doors to the front aspect, under floor heating, exposed beams and brick feature fireplace.

KITCHEN

Double - glazed window to front aspect, travertine tile flooring, under floor heating, range of wall and base units with roll top work surfaces, tiled splash back, integrated microwave, integral washing machine, integral dish washer, Belfast sink, wine fridge, space for fridge/freezer, electric oven, gas hob, breakfast bar, extractor fan and power points.



DAY ROOM

Double doors leading out onto the garden, laminated wood style flooring, radiators, skylight, TV point and power points.

DOWNSTAIRS WC.

Low flush WC and wash hand basin.

GYM

Double - glazed window to the front aspect, French doors to the front aspect and radiator.

BEDROOM ONE

Double - glazed window to the front aspect, Velux window to the back, vaulted beamed ceiling, TV point and power points.

EN SUITE - 1st Bedroom

Radiator, tiled flooring, fully tiled shower cubicle with power shower, low flush WC, wash hand basin with power shower, tiled walls and extractor fan.

BEDROOM TWO

Double - glazed window to the front aspect, Velux to the rear, fitted wardrobes, radiator and power points.

EN SUITE - 2nd Bedroom

Double - glazed window to the front, Velux to the rear, shower cubicle with mains, low flush WC, wash hand basin with vanity unit and tiled walls.



BEDROOM THREE

Double - glazed window to the front, Velux to the front, beamed ceiling, fitted wardrobes, radiator, TV point and power points.

BEDROOM FOUR

Double - glazed window to the front, beamed ceiling, storage, radiator, TV point and power points.

Mezzanine

Beamed ceiling, radiator and Velux window to the rear aspect.

BEDROOM FIVE

Double - glazed window to the rear aspect, Velux window, radiator, TV point and power points.

BATHROOM

Velux to the rear aspect, heated towel rail, three piece suite comprising of; panel enclosed bath with mixer taps and shower attachment, low flush WC, tiled walls and extractor fan.

GARAGE

Up and over electric door, travertine tiled floor, space for dryer, power and lighting.



GARDEN

Mainly laid to lawn with plant and shrub borders, decking, shed, patio area, outside tap and lights, side entrance.

Material Information - Hunters Beverley

Tenure Type; FREEHOLD

Council Tax Banding; G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

DISCLAIMER

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.

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Approximate Gross Internal Floor Area = 305.6 sq m / 3290 sq ft

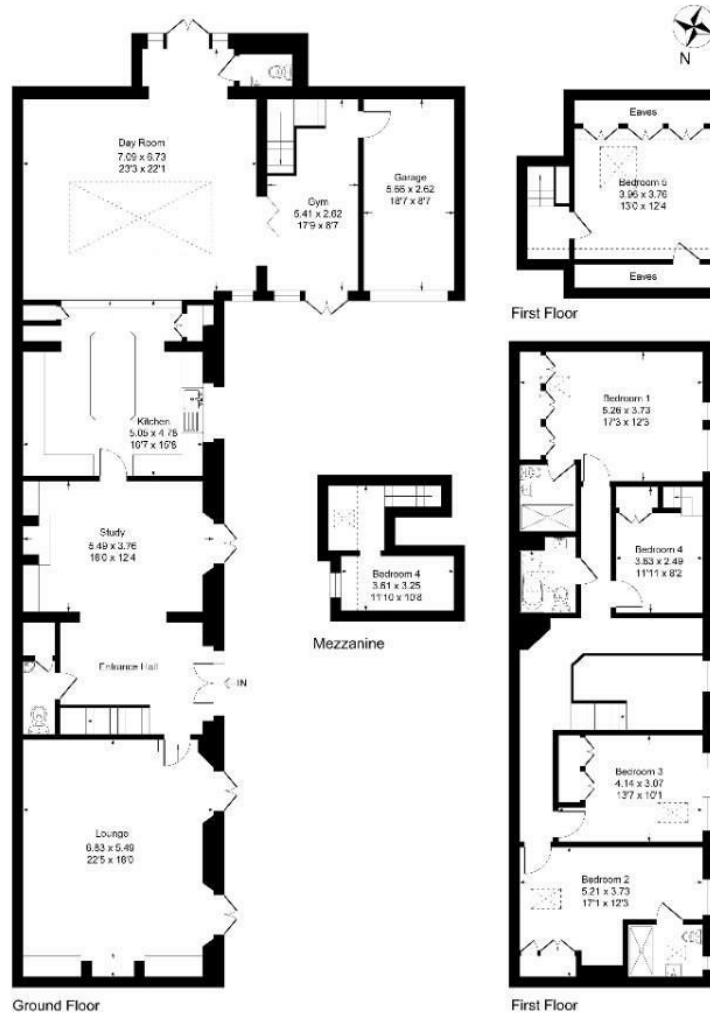


Illustration for identification purposes only, measurements are approximate, not to scale.

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01482 861411 | Website: www.hunters.com

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