



The Barn, Elstronwick, East Riding of Yorkshire, HU12 9BP

ELEGANT COUNTRYSIDE BARN CONVERSION – A SPACIOUS FOUR BEDROOM ESCAPE



Experience Rural Living At Its Finest In This Beautiful Four Bedroom Barn Conversion,
Nestled Within One And A Half Acres Of Land That Includes A Formal Garden And Pony Paddock

Summary

Located on a calm lane in the idyllic village of ELSTRONWICK, you're only a short drive from the amenities of HEDON, a market town rich with SHOPS, PUBS, RESTAURANTS, and SCHOOLS.

This beautifully presented property offers a spacious interior, featuring a large OPEN-PLAN LIVING ROOM with a cosy MULTI-FUEL STOVE and brick chimney breast.

The kitchen and dining area is both stylish and practical, boasting ample STORAGE and WORKSURFACES, along with a UTILITY ROOM, ground-floor bedroom, shower room, and study.

Upstairs, you'll find three more bedrooms and a bathroom.

Outdoors, the FIVE-BAR GATED ENTRANCE leads to a GARAGE WORKSHOP, with ENCLOSED GARDENS ideal for relaxing or entertaining, as well as a ONE-ACRE PADDOCK, fully gated and fenced.

Agent's Perspective

Welcome to The Barn at Elstronwick, a perfect blend of style and functionality.

This delightful BARN CONVERSION is a rare find, offering FOUR BEDROOMS set amidst ONE AND A HALF ACRES.





The moment you step inside, the spacious OPEN-PLAN LIVING ROOM with a MULTI-FUEL STOVE will make you feel right at home.

The kitchen is a chef's dream, with ample STORAGE, pantry and workspace for culinary adventures, and space for the whole family in the dining area.

DOWNSTAIRS, you'll also find a BEDROOM, SHOWER ROOM, and a STUDY AREA, making it ideal for versatile family living.

UPSTAIRS houses three well-sized bedrooms and a bright bathroom.

The outdoor space, featuring a sun-soaked PATIO, ENCLOSED GARDENS, and a PADDOCK, is perfect for anyone looking to enjoy the countryside.



Client's Perspective

Living at The Barn will be a dream for your family.

The expansive FOUR-BEDROOM home offers everything you could want, from the spacious OPEN-PLAN LIVING ROOM, where you'll gather around the cosy MULTI-FUEL STOVE, to the stylish kitchen, which has ample STORAGE and space for big family dinners.

You'll love having the GROUND-FLOOR BEDROOM and STUDY AREA for guests and work-from-home days.

The ENCLOSED GARDENS will be a delightful spot for entertaining friends, and the children will adore the ONE-ACRE PADDOCK for play.

The village of Elstronwick offers peace and a sense of community, while Hedon, just minutes away, provides the conveniences of shops, pubs, and schools. It's a great home for anyone seeking the best of both worlds.

The Barn offers a wonderful blend of rural tranquility and modern convenience.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

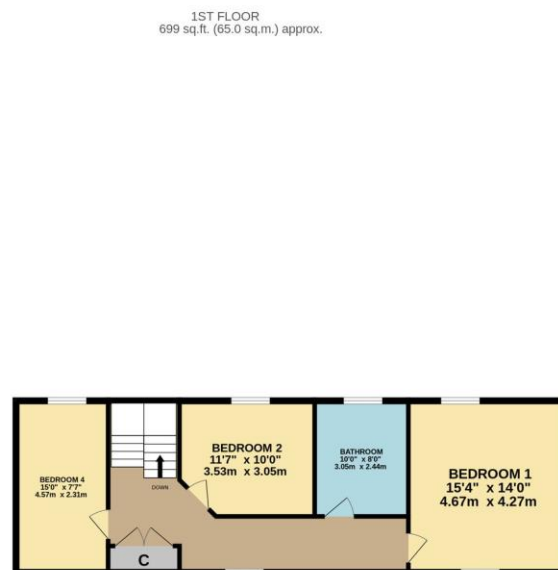
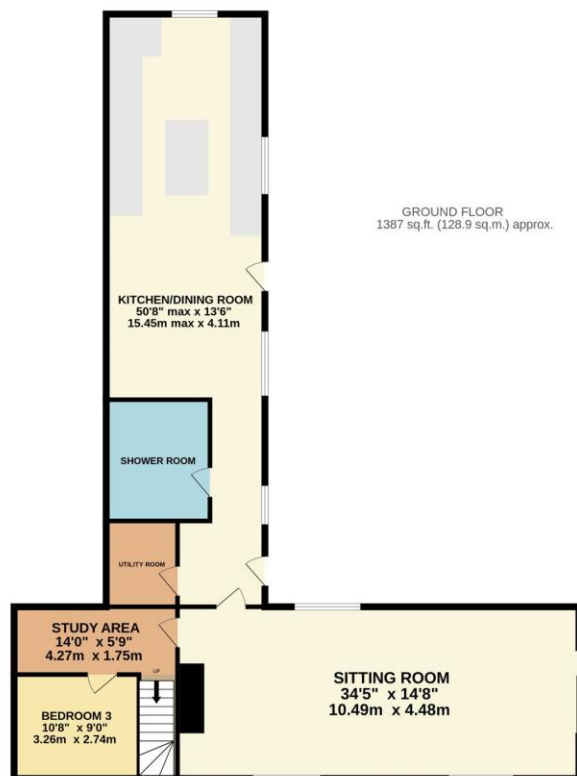
Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

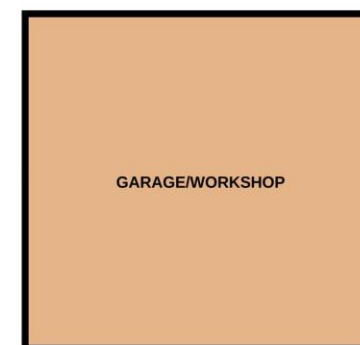
Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GARAGE/WORKSHOP
860 sq.ft. (79.9 sq.m.) approx.



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TOTAL FLOOR AREA : 2946 sq.ft. (273.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

