



Camerton Hall Lane, Camerton, Hull, HU12 9NP

FINE & COUNTRY

BEAUTIFUL BARN CONVERSION IN CAMERTON



Welcome to this stunning barn conversion tucked away in a private setting within the small, sought after village of Camerton. This exceptional property offers spacious, luxury accommodation while retaining period-style features. Set within a select collection of barns, this home combines modern fixtures with charming character. The expansive half-acre gardens are a joy to explore, featuring lawns, mature trees, shrubs and many varieties of flowers, plus inviting sunny spots, perfect for outside dining, complete with a summer house overlooking the extensive lawns.

Stunning five-bedroom Grade 2 Listed gated period end-terraced home – located at the end of a private lane in Camerton – in immaculate condition with period character features, in keeping with the original buildings from 1736 – ground floor: cosy lounge with beams, Inglenook fireplace c/w log burning stove and arched window, hallway with cloakroom/w.c. and understairs cupboard, dining room with beams and arched window, modern fitted kitchen including ample storage, integral double garage c/w stores – first floor: five bedrooms, main master c/w vaulted/beamed ceiling and walk-in wardrobe and en-suite shower room, family bath/shower room, airing cupboard, three single bedrooms, large double bedroom c/w vaulted/beamed ceiling and dressing/wardrobe room and store – close to local amenities and family-friendly activities

Living in this barn conversion will be a dream come true The spacious layout will make every day feel special, whether you're hosting a dinner party in the formal dining room or simply enjoying a quiet evening in the lounge. The fitted kitchen is not only beautiful but incredibly functional—cooking here will be a joy! You'll love spending time in the gardens; there'll be something therapeutic about tending to the well-kept shrubs and flowers in this beautiful English garden. The summer house will become your favourite spot to unwind with a book. The property is in a private setting and you'll appreciate the gated entrance and peaceful surroundings. This home has everything you'll need, from room for guests to your own office or hobby room. It will feel like home from day one.





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.

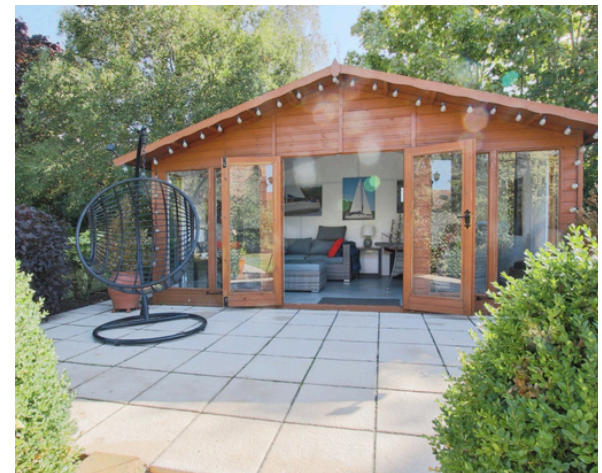


Mortgages

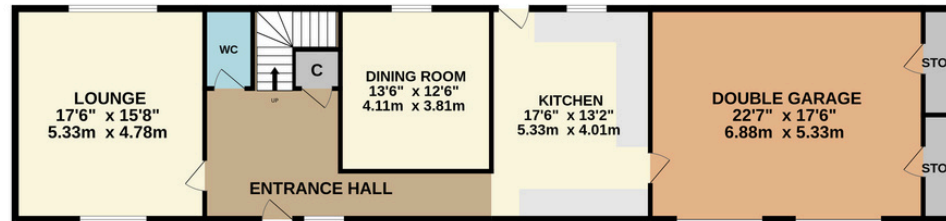
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Valuation/Market Appraisal:

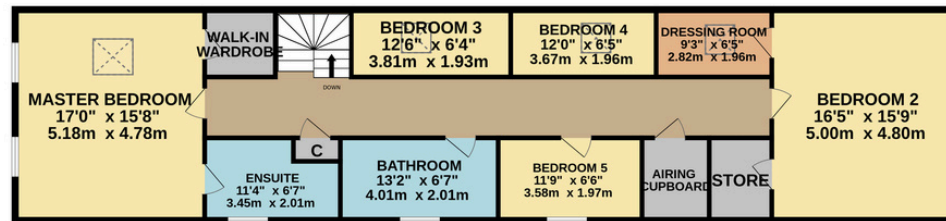
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GROUND FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



1ST FLOOR
1372 sq.ft. (127.5 sq.m.) approx.



CAMERTON HALL LANE, CAMERTON, HULL, HU12

TOTAL FLOOR AREA: 2745 sq.ft. (255.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

