



The Old Granary High Street, Barmby-On-The-Marsh, DN14 7HQ

Beautifully Presented Detached Property | Three Double Bedrooms With Potential Of A Forth Bedroom | Multiple Reception Rooms | Driveway Parking For Multiple Cars | Integral Garage With Loft Space | Utility | Rural Village | Viewing Highly Recommended

- Beautifully Presented Detached Property
- Gas Central Heating
- Council Tax Band - C
- Ideal Family Home
- Three Double Bedrooms
- Freehold Property
- Underfloor Electric Heating To Kitchen
- Shared Driveway With Parking & Integral Garage
- EPC Rating - C
- Multiple Reception Rooms

£500,000

Jigsaw Move are pleased to present this this exquisite detached house, built in 1850, nestled in the charming village of Barmby-On-The-Marsh. The property offers a unique blend of historical character and modern convenience. Spanning an impressive 2,260 square feet, the property is deceptively spacious, providing ample room for both relaxation and entertainment making it an ideal family home.

As you enter, you are greeted by three spacious reception rooms, each filled with natural light and perfect for both entertaining guests and enjoying quiet family evenings. One of the extra reception rooms could act as a fourth bedroom if required. The lounge is particularly inviting, enhanced by a multi-fuel burning stove that creates a warm and cosy atmosphere during the colder months. The well-appointed kitchen/diner is equipped with underfloor electric heating and adorned with elegant tumbled limestone flooring, making it a practical yet stylish space for culinary pursuits.

Additionally, the property includes a versatile office/playroom, complete with built-in storage, making it ideal for a variety of uses. While the adjoining dining area is ideal for hosting family gatherings or dinner parties.

The property features three double bedrooms, ensuring ample space for family or guests. The master suite is a true highlight, featuring a raised area perfect for a super king bed, complemented by a generous dressing area that leads to a fully fitted en-suite shower room adorned with original exposed beams, adding a touch of rustic charm. The second bedroom also showcases exposed beams and fitted storage, offering picturesque views over the adjacent countryside fields, creating a serene atmosphere. The third bedroom, equally well-appointed, includes fitted storage to maximise space.

The family bathroom is designed for comfort, featuring a full-size bath, fitted storage, and the same delightful exposed beams that run throughout the home. An additional WC located off the utility room adds to the convenience of the layout. The property is fully double glazed, enhancing energy efficiency and comfort, while double doors from the lounge lead seamlessly to the garden, inviting the outdoors in.

Outside, the expansive north-facing rear garden is a true highlight, providing a serene outdoor space for relaxation and recreation. The side garden further enhances the property's appeal, offering additional space for gardening enthusiasts or outdoor gatherings. For those with hobbies or a need for extra storage, a workshop with an electrical supply at the back of the property is an invaluable addition, complemented by extra land that can be utilised in various ways.

The garage, equipped with an up-and-over door and fitted shelving, provides excellent storage solutions, while a loft room above the utility room and garage, accessed by a fold-down ladder, offers additional versatile space. For those in need of extra storage, a loft room above the garage offers a practical solution, allowing you to keep your living areas clutter-free. While the property shares drive access with a neighbouring residence, the house is set on a plot that allows for parking of multiple vehicles, ensuring that both residents and guests can enjoy hassle-free access. Including an electric vehicle charging point, catering to modern needs, a rare find in such a picturesque setting.

One of the standout features of this property is the original granary, dating back to 1890. This unique space retains its charming original features, including exposed beams that add a touch of rustic elegance. The made-to-measure granary-style oak and glazed front door welcomes you into this enchanting home.

For those who appreciate the outdoors, the property offers stunning countryside views and easy access to a variety of scenic walks, making it a perfect haven for dog owners and nature enthusiasts alike. This character property is a rare find, combining historical charm with the practicality required for modern living. Whether you are looking for a family home or a peaceful retreat, this residence in Barmby-On-The-Marsh is sure to impress. Do not miss the opportunity to make this enchanting house your new home.

GROUND FLOOR ACCOMMODATION

Kitchen/Diner 13'5" x 18'10" (4.10m x 5.75m)

Dining Room 13'5" x 10'6" (4.10m x 3.19m)

Utility 12'2" x 4'11" (3.70m x 1.49m)

Play Room 18'10" x 10'6" (5.73m x 3.19m)

Lounge 18'10" x 19'0" (5.73m x 5.78m)

WC 4'4" x 4'9" (1.32m x 1.46m)

FIRST FLOOR ACCOMMODATION



Landing

Bedroom One 17'1" x 18'10" (5.21m x 5.74m)

En-suite Shower Room 3'11" x 8'7" (1.19m x 2.62m)

Bedroom Two 13'2" x 17'9" (4.02m x 5.41m)

Bedroom Three 16'11" x 10'8" (5.15m x 3.26m)

Bathroom 9'5" x 8'7" (2.87m x 2.62m)

EXTERNAL

Garage

Garage Loft Room 10'2" x 14'4" (3.10m x 4.36m)

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

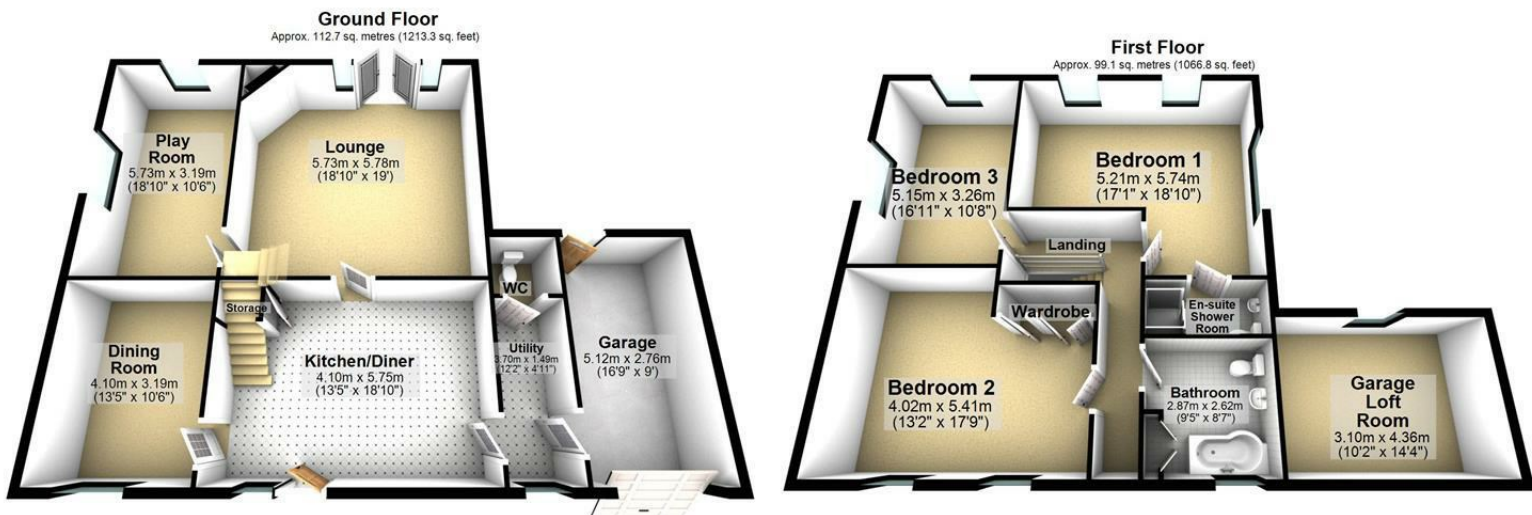
VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

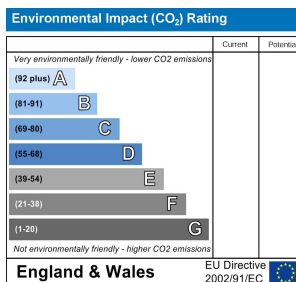
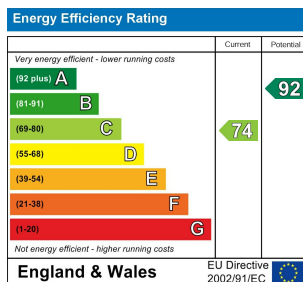
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.





Total area: approx. 211.8 sq. metres (2280.1 sq. feet)



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