



The Old Barn Pudding Gate, Bishop Burton, HU17 8QH

£575,000



# The Old Barn Pudding Gate

, HU17 8QH

- BEAUTIFUL FOUR BEDROOM FAMILY HOME
- POSITIONED IN THE HEART OF THE VILLAGE
- 20 MINUTES FROM POCKLINGTON
- NO CHAIN
- OFF STREET PARKING FOR MULTIPLE VEHICLES
- TRADITIONAL FEATURES
- MAINTAINED TO A HIGH STANDARD THROUGHOUT
- ESTABLISHED GOOD PRIMARY & SECONDARY SCHOOLS WITHIN THE AREA

A true gem not to be missed! The Old Barn built in 1818 is a one off, a unique property which manages to blend traditional features with contemporary living. This stunning family home is positioned in the heart of the village of Bishop Burton and offers easy access to York (45 minutes), Hull (24 minutes), Pocklington (20 minutes) and Beverley (9 minutes) in a vehicle. The property has been thoughtfully improved and developed throughout by the current owners and this can be felt as you make your way through this enchanting family home.

Stepping into the property you are greeted with a traditional hallway with a stone tiled floor leading to the kitchen/dining room, cloak room with WC and lounge. The kitchen/dining room is a social space providing an ample dining area with a modern fitted kitchen complete with breakfast bar, larder cupboard, double oven, quartz worktops and integrated NEFF appliances. The lounge has a more traditional feel with stripped wood floor boards, an exposed brick fire place and a traditional wooden beam. The lounge leads to the spacious garden room and is accessed via bi-fold doors which have been cleverly installed to allow the two rooms to be opened up as one or to be separated, with fitted blinds for further privacy. The garden room leads to the ground floor bedroom and has an impressive ten feet high ceiling and two sets of French doors which open into the courtyard garden, perfect for entertaining. The ground floor bedroom has an ensuite shower room and it's own set of French doors to the courtyard garden as well as traditional French room dividing doors with zinc panels.

On the first floor there is a superior bedroom with Velux windows, walk in wardrobe and an en-suite shower room with a pair of matching wash hand basins. A family bathroom with a deep contemporary bath and shower enclosure. A third double bedroom with rustic stained wooden truss and Velux window and a fourth single bedroom with fitted wardrobes. All the Velux windows are electronically operated via switches and are fitted with matching blinds.



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**ENSUITE SHOWER ROOM** 8'8" x 3'11" (2.66m x 1.20m )  
Wood door with antique chrome handles, vinyl wet room style flooring, two ceiling spotlights, two side aspect uPVC double glazed windows, chrome towel radiator, low flush WC, extractor fan, wash and basin with vanity unit and mixer tap, showing closure with electric shower and roof void hatch.

**ENTRANCE HALL** 12'5" x 7'5" (3.80m x 2.28m )  
Composite barn style front door with a privacy glass panel and chrome handles. Tiled floor, two pendant light fittings, exposed brick wall and understairs cupboards with coat rail, leading to kitchen, cloakroom and lounge.

**CLOAK ROOM** 9'10" x 5'3" (3m x 1.61m )  
Two wood doors with Suffolk latches, engineered wood floor, two pendant light fittings, a uPVC rear aspect privacy glass window, low flush WC, pedestal wash hand basin, extractor fan, and wooden storage unit.

**KITCHEN/DINER** 17'9" x 17'3" (5.43m x 5.27m )  
Wood doors with traditional clasp handle, composite backdoor with glass panels, 12 spotlights, two pendant light fittings in dining area, vinyl floor, uPVC double glazed rear aspect window, uPVC double glazed front aspect window, contemporary vertical radiator.  
White marble style quartz worktops, Island breakfast bar Ireland with five ring integrated gas hob, extractor above, integrated appliances include the gas hob, dryer, dishwasher, double ovens also in the island double fridge freezer, all Neff appliances, larder cupboard (appliances four years old), under cabinetry lighting.

**LOUNGE** 17'6" x 15'3" (5.34m x 4.65m )  
Wood panelled door with brass knobs, wooden floor boards, front aspect uPVC double glazed French doors, double glazed bi-fold doors to garden room, two pendant light fittings, brick fireplace with wooden mantelpiece and gas fire.

**GARDEN ROOM** 17'3" x 12'9" (5.27m x 3.91m )  
Bi-fold doors, engineered wood floor, three pendant light fittings, two Velux windows, two sets of uPVC double glazed French doors opening into the courtyard garden. Two side aspect uPVC double glazed windows and a traditional radiator.

**BEDROOM ONE (GROUND FLOOR)** 14'1" x 8'9" (4.30m x 2.67m )  
Traditional antique French doors with zinc panels, carpeted floor, two pendant light fittings, rear aspect uPVC double glazed window and a set of uPVC French doors to the courtyard garden.

**LANDING AND STAIRCASE** 16'1" x 6'4" (4.91m x 1.94m )  
Carpeted floor, two pendant light fittings, front aspect uPVC double glazed window, wooden banister with spindles, rope hand rail and airing cupboard.



**BEDROOM TWO** 8'0" x 7'11" (2.46m x 2.43m )  
Wood door with glass knobs, carpeted floor, pendant light fitting, two Velux windows and fitted wardrobes.

**BEDROOM THREE** 13'1" x 8'11" (4m x 2.74m )  
Wood door with glass door knob, carpeted floor, five bulb pendant light fitting and a Velux window.

**SUPERIOR BEDROOM** 14'8" x 11'8" (4.48m x 3.58m )  
Wood door with glass knobs, carpeted floor, pendant light fitting, two Velux windows, side aspect uPVC double glazed window.

**WALK IN WARDROBES** 5'8" x 6'7" (1.74m x 2.03m )  
Engineered wood floor, Velux window and a ceiling spotlight.

**ENSUITE SHOWER ROOM** 8'8" x 7'10" (2.66m x 2.41m )  
Wooden door with Suffolk latch, luxury vinyl floor, central ceiling light, Velux window, shower enclosure with mixer shower and splashback tiles, low flush WC, extractor fan, a pair of matching wash hand basins with vanity units and splashback tiles.

**BATHROOM** 10'10" x 9'8" (3.32m x 2.96m )  
Wood door with glass knobs, luxury vinyl floor, four ceiling spotlights, Velux window, traditional towel radiator, low flush WC, pedestal wash hand basin with mixer tap, shower cubicle with mixer shower and tiled splashback. Contemporary freestanding bath with tiled splashback, suspended traditional wooden clothes dryer and roof void access hatch.

**EXTERIOR**  
To the rear a courtyard garden, with walled perimeter, laid with gravel with two flagged patio seating areas and a pergola with a retractable awning. To the side is a pergola car port. To the front a gravel driveway with parking for multiple vehicles accessed via a traditional wooden heel gate with wall and fence surround. A lawn with a flagged path to the front door and a discreet wooden bin area and a garden shed. A third area of garden to the far side of the property features raised beds with a second garden shed and a flagged path.

**COUNCIL TAX:**  
We understand the current Council Tax Band to be E

**SERVICES :**  
Mains water, gas, electricity and drainage are connected.

**TENURE :**  
We understand the Tenure of the property to be Freehold.

**MORTGAGE CLAUSE :**  
Staniford Grays provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Beverley Office Tel: (01482) 866304 and bevsales@stanifords.com.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

**PROPERTY PARTICULARS DISCLAIMER :**  
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."  
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

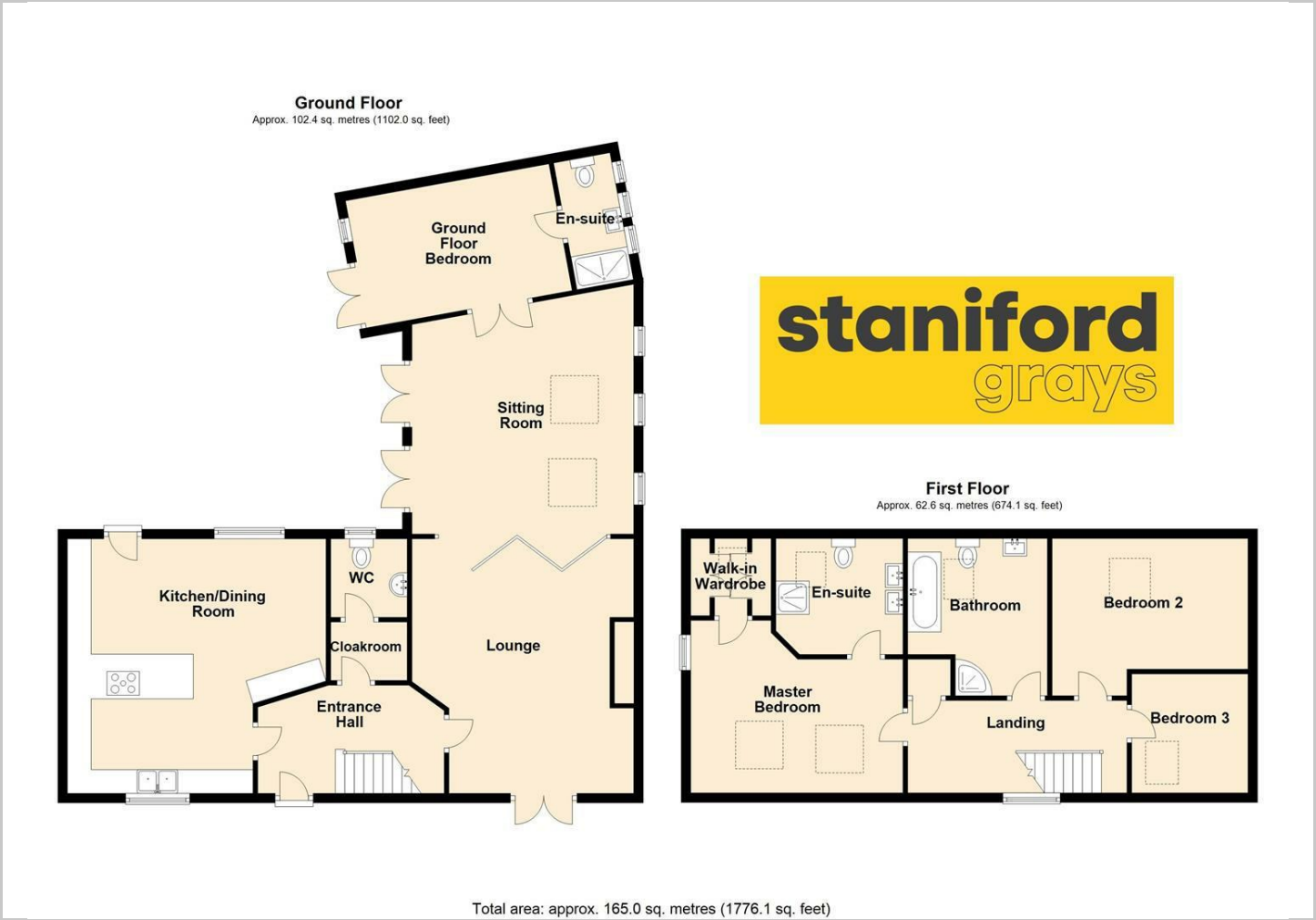
**MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



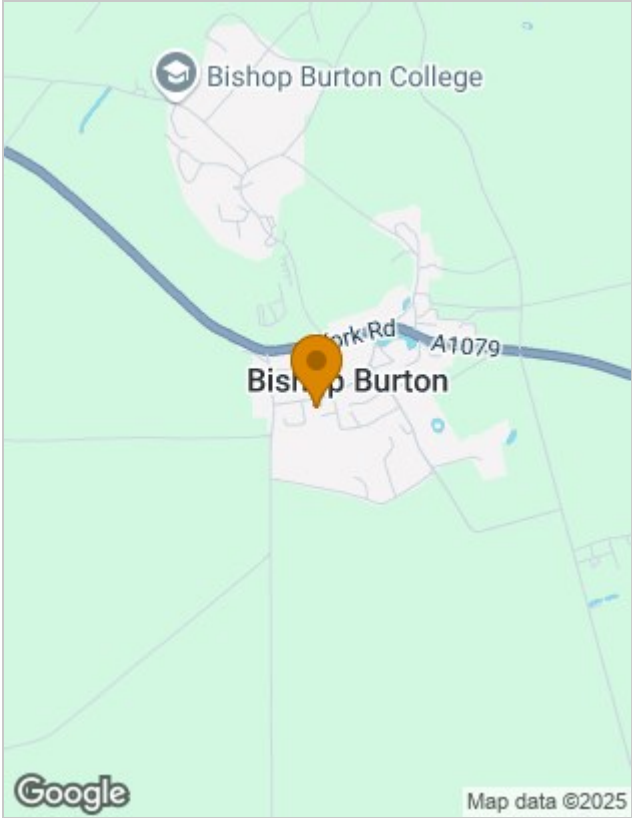
Viewing

Please contact our Beverley Office on 01482 866304 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

