



**QUICK & CLARKE**  
The Property Specialists

Grindell House, 35 North Bar Within, Beverley,  
East Riding of Yorkshire HU17 8DB  
Tel: 01482 886200 | Email: [beverley@qandc.net](mailto:beverley@qandc.net)  
[www.quickclarke.co.uk](http://www.quickclarke.co.uk)



**Turmar House Roos Road, Garton HU11 4FB**  
**£500,000**

- Detached period house
- Five bedrooms
- Two receptions
- Lovely farmhouse kitchen
- Over 3,000 sq ft
- 0.75 acre plot
- Gardens and paddock
- Possible additional land
- EPC awaited

A really lovely period farmhouse which extends to in excess of 3,000 square feet and stands on a delightful plot of approximately 3/4 of an acre. The house offers five bedroomed accommodation with master en-suite, two reception rooms and a lovely spacious farmhouse kitchen with utility. Externally there are substantial garden areas to the front and side along with a particularly useful paddock to the rear. There may be the opportunity to buy additional land surrounding the property, but this would be by separate negotiation. The house has been the subject of extensive renovations in the past and viewing is highly recommended.

#### LOCATION

Garton is a village in the East Riding of Yorkshire in an area known as Holderness. It is situated approximately 7 miles from Withernsea on the East Yorkshire Coast, and 12 miles from the city of Hull.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

Return staircase to first floor with understairs storage cupboard, stone floor and two radiators.

##### CLOAKROOM

6'4 x 6'3 (1.93m x 1.91m)

Stone floor, wash basin and low level WC.

##### LIVING ROOM

17' x 14' (5.18m x 4.27m)

Timber fireplace with cast iron and tile inset having open fire, sealed unit double glazed window and radiator.

##### SITTING ROOM

17' x 14' (5.18m x 4.27m)

Timber fireplace with cast iron and tile inset having open fire, sealed unit double glazed window and radiator.

##### KITCHEN

21' x 15'10 (6.40m x 4.83m)

Featuring a two oven Aga, with extensive base and eye level units having roll edge worksurfaces, incorporating a single drainer sink unit and electric oven and hob, stone floor and sealed unit double glazed windows.

##### UTILITY

14'6 x 12' (4.42m x 3.66m)

Fitted base unit and substantial built in storage cupboard housing oil fired central heating boiler, single drainer sink unit, door to outside and plumbing for automatic washing machine.

##### SEPARATE WC

Low level WC.

##### FIRST FLOOR

##### LANDING

Return staircase to ground floor and sealed unit double glazed window.

##### MASTER BEDROOM

21' x 15'10 (6.40m x 4.83m)

Fitted wardrobes with sealed unit double glazed windows to two elevations and radiator.

##### EN-SUITE

Shower in corner cubicle, wash basin and low level WC, sealed unit double glazed window and chrome towel radiator. There is also a walk-in airing cupboard with hot water cylinder.

##### BEDROOM 2

16' x 12' (4.88m x 3.66m)

Sealed unit double glazed window and radiator.

##### EN-SUITE

Shower in cubicle, wash basin and low level WC. Further built in wardrobe.

##### BEDROOM 3

21'6 x 12' (6.55m x 3.66m)

Sealed unit double glazed windows to two elevations and radiator.

##### BEDROOM 4

14' x 12' (4.27m x 3.66m)

Sealed unit double glazed window and radiator.

##### BEDROOM 5

14' x 9'4 (4.27m x 2.84m)

Sealed unit double glazed window and radiator.

##### BATHROOM

12'2 x 9' (3.71m x 2.74m)

Panelled bath, shower in separate cubicle, wash hand basin and low level WC. Sealed unit double glazed window, timber effect floor, chrome towel radiator and double radiator.

##### OUTSIDE

The property stands on an extensive plot of approximately 3/4 of an acre having good sized lawned gardens with hedged boundaries and a further paddock to the rear, and incorporates a lovely period open fronted brick wagon store.

There is the opportunity to buy additional land adjoining the property, however this would be by separate negotiation.

##### SERVICES

The property has a Mains water and electricity are available or connected. The property has its own septic tank.

##### CENTRAL HEATING

The property benefits from an oil fired central heating system.

##### DOUBLE GLAZING

The property benefits from sealed unit double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)

##### EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Metropix ©2021