



QUICK & CLARKE
The Property Specialists

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5 West Cote Farm Wold Road, Barrow DN19 7DY
Guide Price £775,000

- Large 5 bedroom barn conversion (approx. 3,300 sq ft)
- 2.28 acres with equestrian facilities
- 5 bedrooms
- 3 bathrooms
- 3 reception rooms
- Double garage and stables
- Skirting open fields
- Grade II Listed
- Council tax band G
- EPC rating C

A superb conversion of a period barn which offers extensive accommodation approaching 3,300 square feet and comprising three large reception rooms, five bedrooms and three bathrooms. Skirting open fields and beautifully situated on a 2.28 acre plot which offers equestrian facilities including paddocks and stabling as well as gardens, garaging and further outbuildings.

LOCATION

The property is located on an exclusive development of several similar properties, which were sympathetically converted approximately 20 years ago and lie off Wold Road on the South-West edge of Barrow-upon-Humber skirting open fields.

The village of Barrow-upon-Humber lies approximately 3 miles East of Barton-on-Humber and close to the Humber Bridge. The A15 is located approximately 4 miles distant providing access to the North via the Humber Bridge to East Yorkshire and the city of Hull, and to the South via the A18/M180 to Grimsby, Scunthorpe and the national motorway network. Humberside Airport is approximately 9 miles away.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE RECEPTION HALL

17'10" x 13' (5.44m x 3.96m)

Approached via an original stone arched entrance with wide timber door, featuring a central twin staircase, stone flagged flooring and large cloaks cupboard, galleried landing above with Vaulted ceiling and original beams.

CLOAKROOM/W.C.

With wash hand basin, low level wc and window.

LOUNGE

21' 1" x 20' (6.40m 0.30m' x 6.10m)

Featuring an inset wall mounted contemporary style gas fire, double French doors lead to the rear terrace and garden. Arched double doors lead through to the study.

KITCHEN

20' 8" x 19' 9" (6.10m 2.44m' x 5.79m 2.74m)

A beautiful farmhouse style kitchen with white wall and base units and matching large light blue coloured centre island with breakfast bar. Granite worktops, a tapered chimney breast feature houses a electric fired Aga cooker with extractor over, ceramic Belfast style sink plus additional inset stainless steel sink, integrated Miele dishwasher plus American style refrigerator. Dual aspect with double French doors lead to the rear terrace and garden and further windows to the front.

UTILITY ROOM

21' 4" x 9'3" max narrowing to 8' (6.40m 1.22m' x 2.82m max narrowing to 2.44m)

Includes a comprehensive range of floor and wall cabinets with complementing solid granite worktops, ceramic Belfast style sink. Also fitted out as a secondary kitchen including large one meter Miele oven plus further matching steam oven, microwave/oven and warming drawer. Induction hob and wine refrigerator, recessed cupboard. In addition the utility room provides internal access to the garage plus a secondary front and rear entrance.

DINING/SITTING ROOM

16' 3" x 15' 4" (4.88m 0.91m' x 4.57m 1.22m)

Window overlooking the garden and enamelled radiator.

STUDY

12' 6" x 12' 0" (3.66m 1.83m' x 3.66m 0.00m')

With vaulted ceiling and exposed beams. Double French doors lead to the rear terrace and garden.

FIRST FLOOR

GALLERY LANDING

22' 9" x 13' 9" (6.71m 2.74m' x 3.96m 2.74m')

Built-in linen cupboard, large exposed ceiling beam and skylight.

MASTER BEDROOM

22' 9" x 12' 6" plus entrance recess (6.71m 2.74m' x 3.66m 1.83m' plus entrance recess)

Double French doors open out onto a cantilevered balcony enjoying views of the garden and open countryside beyond. Walk-in wardrobe with open hanging space.

EN-SUITE SHOWER ROOM

Features twin vanity wash hand basins set in granite with mirror back, shower cubicle, low level w.c., full complementing tiling and heated towel rail.

BEDROOM 2

16' 6" x 11' 6" (4.88m 1.83m' x 3.35m 1.83m')

Plus large walk-in wardrobe and dressing area.

EN-SUITE SHOWER ROOM

Includes a three piece suite comprising shower cubicle, wash hand basin and low level w.c.

BEDROOM 3

13' 1" x 8' 8" (3.96m 0.30m' x 2.44m 2.44m')

Double French doors opening out to a cantilevered balcony enjoying views of the garden and open countryside.

BEDROOM 4

11' 4" x 8' 9" (3.35m 1.22m' x 2.44m 2.74m')

BEDROOM 5

10' 2" x 7' 4" (3.05m 0.61m' x 2.13m 1.22m')

FAMILY BATHROOM

Fully tiled in marble complementing a four piece suite comprising contemporary style freestanding bath, glass screened shower cubicle, vanity wash hand basin, close coupled w.c. Tiled walls and floor.

OUTSIDE

The house is attractively situated at the front corner of this large 2.28 acre plot with the paddocks to one side. Skirting open fields, to the rear of the house there is a large lawned garden with a wide stone flagged patio area immediately adjacent to the lounge, dining room and kitchen. Attached to the house and accessed internally from the utility room is the large double garage which has further storage on a mezzanine above. The garage has electric roller shutter door and is supplied with light and power with a wall mounted Worcester Bosch gas boiler.

The stables and further large store are attached to the garage with access from the rear off the stone flagged patio. There are 3

stables are situated within the barn with large area for feed storage to one side.

The paddocks have been recently fenced and divided with access through a gate for a horse box.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

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 the 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



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 floorplans contained here, measurements of doors, windows, rooms and any other areas 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 operation or efficiency can be given. Made with Metropix C2024