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**Limb**  
MOVING HOME



*The Cow Shed, 18 East End, Walkington, East Yorkshire, HU17 8RY*

- 📍 Amazing Barn Conversion
- 📍 Full of Personality
- 📍 Approx 2,800sq. ft.
- 📍 Council Tax Band = F

- 📍 3/4 Bedrooms
- 📍 Courtyard Garden + Parking
- 📍 Central Village Location
- 📍 Freehold/EPC =

*Guide Price £625,000*



## INTRODUCTION

GUIDE PRICE £625,000 - £650,000. This amazing barn conversion is ideal for those looking for something that bit different and is situated in the heart of Walkington village centre, 3 miles to the west of Beverley. The accommodation extends to approximately 2,800sq. ft. and oozes both character and personality complimented by a superb south facing and private courtyard style garden. The property provides large open plan multipurpose spaces, generous room sizes and currently 3 bedrooms with potential to create a 4th, given the upstairs footprint. Alternatively, the current downstairs study could be a 4th bedroom, if preferred. Five sets of bi fold doors open out to the courtyard from the living accommodation which features a truly stunning Leicht kitchen and open plan dining and living area. There are two further reception rooms and a cloaks/W.C. situated off the fabulous entrance reception which has a galleried landing above. At first floor are two spectacular en-suite bedrooms plus further third double bedroom and the bathroom. Off street parking is provided for two vehicles. An enclosed walled courtyard garden enjoys a southerly aspect and has been set out for ease of maintenance and to enjoy the sun throughout the day.

## LOCATION

The property is situated within the picturesque village centre of Walkington, one of the areas most desirable locations, some 3 miles to the west of Beverley. The village centre is clustered around a duck pond and amenities include public houses with restaurants, local convenience store, parish hall, church and a very well reputed primary school. The village also benefits from a strong community spirit which is evidenced in the various clubs and associations that are in existence. The historic market town of Beverley lies nearby and is approached through the Westwood pastures and through the golf course plus convenient access is also available towards York, Hull and the national motorway network. Beverley has an excellent range of shops and amenities.

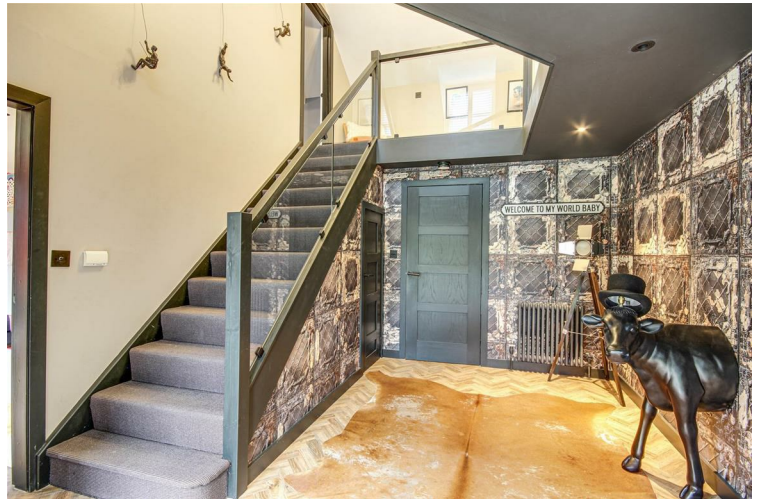
## ACCOMMODATION

A contemporary residential entrance door flanked by glazed panels opens to the entrance reception.

## ENTRANCE RECEPTION

12'7" x 11'2" approx (3.84m x 3.40m approx)

A stunning first impression with galleried landing above. Staircase leading up with glass detail and cupboard beneath. Herringbone timber effect flooring and period style radiator.



## CLOAKS/W.C.

With low level W.C. and wash hand basin. Period style radiator, herringbone timber effect flooring. Cupboard situated off which houses the gas fired central heating boiler

## KITCHEN/DINING ROOM

25'9" x 17'4" approx (7.85m x 5.28m approx)

This room is open plan in style through to the living area. There is a set of bi fold doors to the south opening out to the courtyard. There is a simply stunning contemporary Leicht kitchen complete with Dekton work surfaces. There are two islands, one housing the under counter sink with Quooker instant hot water tap and the other having a Bora hob with vacuum induction, dishwasher, integrated bins and champagne trough. A bank of matching units includes twin Siemens ovens, a combination microwave oven plus warming drawer and a fridge freezer.





*KITCHEN AREA*



*DINING AREA*



## LIVING ROOM

22'2" x 15'8" approx (6.76m x 4.78m approx)

A fabulous space with two sets of bi fold doors opening out to the rear courtyard and allowing light to flood in. To one end, the chimney breast houses a log burner upon a paved hearth and there is a wall mounted TV point. Recessed spot lights extends to the ceiling and there is herringbone timber effect flooring and period radiators.





## SITTING ROOM

17'4" x 11'10" approx (5.28m x 3.61m approx)

With bi fold doors opening south out to the courtyard. Window to rear elevation. Herringbone timber effect flooring. To one corner, a door opens to a large utilities cupboard, complete with plumbing for automatic washing machine.



## STUDY

11'6" x 9'8" approx (3.51m x 2.95m approx)

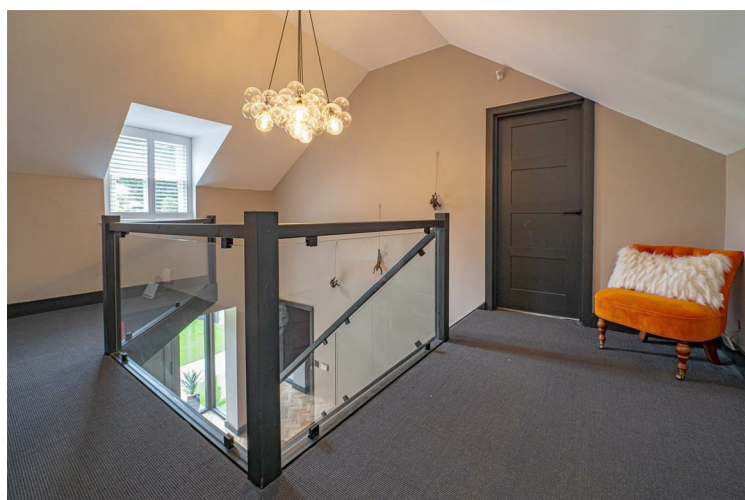
With bi fold doors to the south opening out to the courtyard, herringbone timber effect flooring with panel effect walls, vertical radiator.



## FIRST FLOOR

### GALLERIED LANDING

An 'L' shaped landing providing access to all three bedrooms. The landing is large enough to allow for the creation of a fourth bedroom or alternatively if required, one of the large double bedrooms could be made into two.



## *BEDROOM 1*

22'6" x 17'4" approx (6.86m x 5.28m approx)

With two windows overlooking the rear garden. Vaulted ceiling with exposed roof timbers, period style radiator.



## *EN-SUITE WET ROOM*

With tiled surround and tiled flooring, this wet room comprises a low level W.C., pedestal wash hand basin and shower area.

## *BEDROOM 2*

22'10" x 15'8" approx (6.96m x 4.78m approx)

A stunning bedroom area which has twin "walk in" wardrobes at the far end. Two windows over look the rear garden and there is a vaulted ceiling with exposed roof timbers.



## *EN-SUITE SHOWER ROOM*

With suite comprising low level W.C., wash hand basin and corner shower cubicle.



*BEDROOM 3*



*BATHROOM*

9'0" x 8'5" approx (2.74m x 2.57m approx)  
With suite comprising wash hand basin and drawers, baths, low level  
W.C., tiled surround and floor.



## OUTSIDE

There is off street parking provision for two vehicles. The rear garden is in a walled courtyard style and has been set out for ease of maintenance, relaxing and entertaining in. There is extensive paving complimented artificial turf.



## PARKING





*REAR VIEW*

*POND*



*FRONT VIEW*



*SERVICES*

All mains services are connected to the property.

*CENTRAL HEATING*

The property benefits from gas central heating to radiators, many of which have been recently installed.

*DOUBLE GLAZING*

The property benefits from sealed unit double glazing together with more recently installed bi fold doors complete with integrated blinds.

*TENURE*

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band F. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

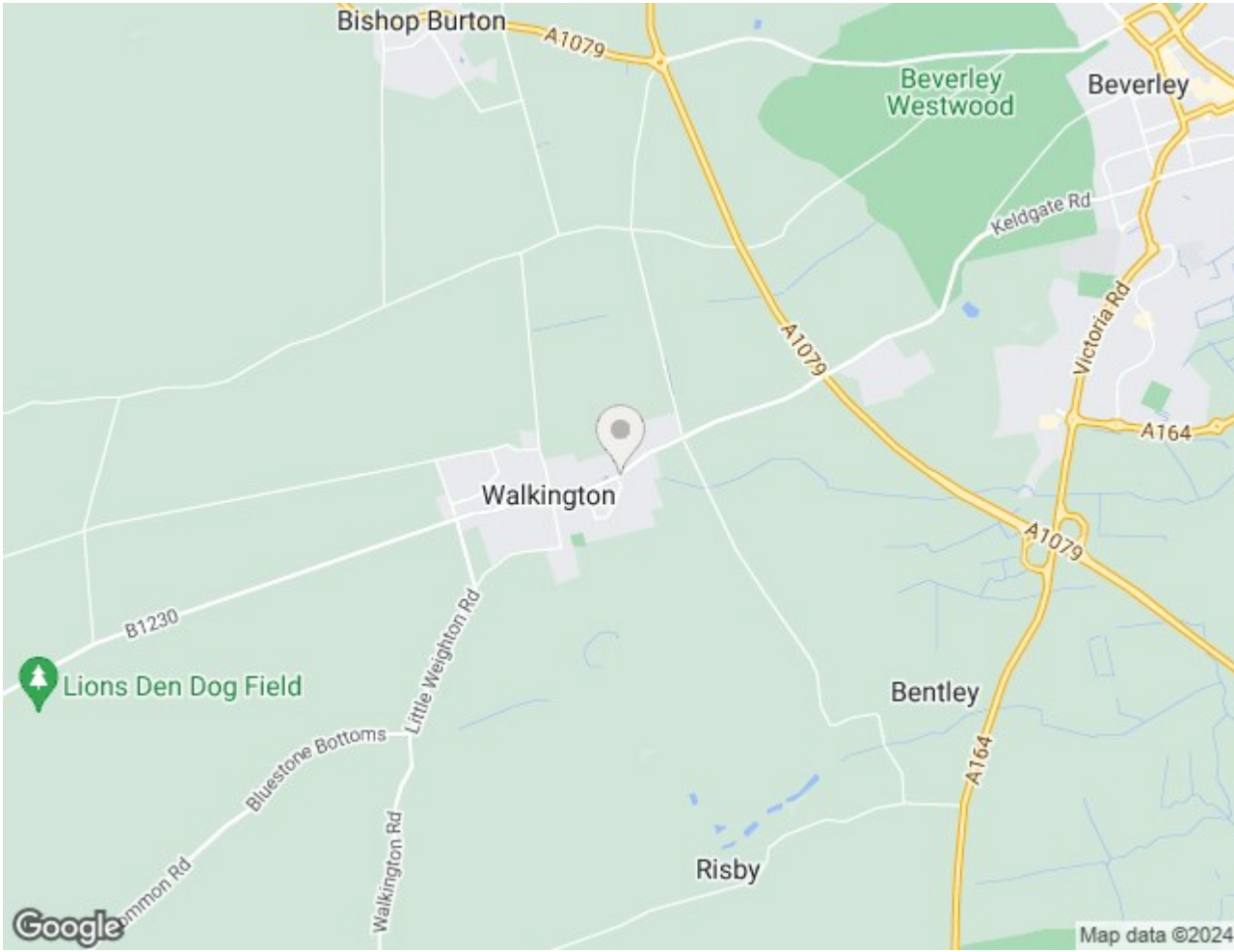
## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.








Total area: approx. 258.8 sq. metres (2786.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	