

Farmstead Street, Acklam



Asking Price £399,995

IH INGLEBY HOMES





This impressively spacious, and executive five bedroom property is situated within the desirable 'Stainsby Hall Farm' development, on the outskirts of Brookfield, Acklam and boasts plenty of outstanding features that are sure to prove attractive.

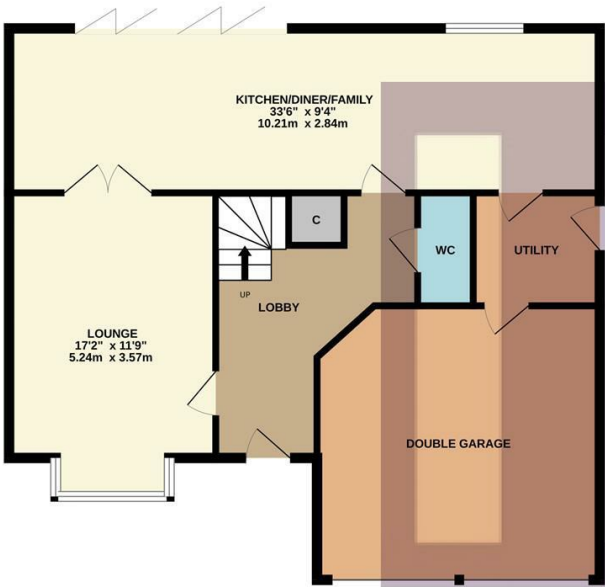
The enviable position on the outskirts of the development, superb landscaped rear garden with extensive porcelain patio, stunning 33ft kitchen/dining/living space, and spacious lounge with 'Log Burner' are all features worthy of special mention.

Internally, the spacious room sizes are a particular feature within a home that is well appointed and attractively presented throughout, the accommodation briefly comprises a welcoming entrance lobby, cloakroom/WC, bay-fronted independent lounge, open-plan kitchen/diner/family space and utility to the ground floor. The first floor delivers five great bedrooms all off the large landing, the impressive 'Master' with ensuite, whilst a further ensuite benefits bedroom two, separate four-piece suite family bathroom.

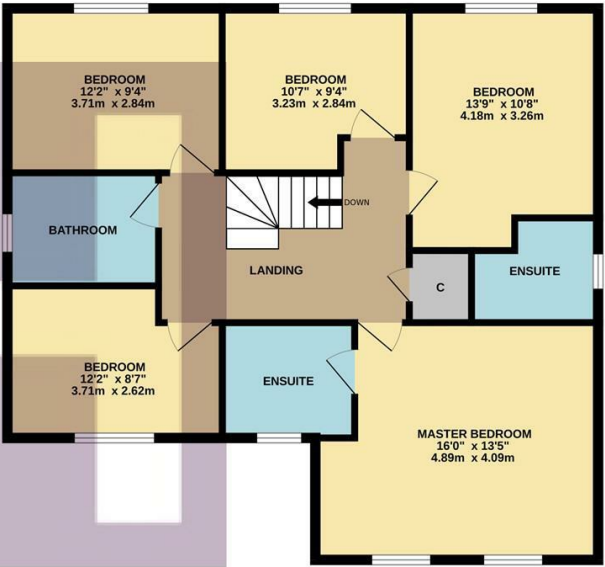
A wide private drive approaches the front double width drive, which meets the integral double garage, with inner door to the utility. Complimented by the fabulous rear garden, having undergone significant landscaping to bring a very large patio, with split-face tile wall with steps to a tiered lawn, refenced boundaries and bespoke built shed to the side passage.

The Layout

GROUND FLOOR
939 sq.ft. (87.3 sq.m.) approx.



1ST FLOOR
925 sq.ft. (86.0 sq.m.) approx.



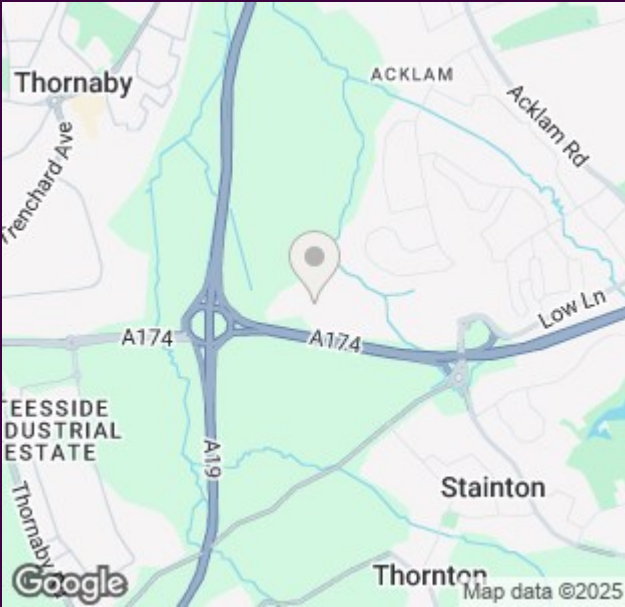
TOTAL FLOOR AREA : 1865 sq.ft. (173.2 sq.m.) approx.

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.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(92 plus) A		
(81-91) B	83		(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The Location



Council Tax Band: F
Tenure: Freehold



- Executive five bedroom property
- Desirable 'Stainsby Hall Farm' development
- Stunning 33ft plus kitchen/diner/family space
- Spacious, separate lounge with log burner
- Generous 'Master' with robes ensuite, further ensuite to bedroom two
- Impressive landscaped garden, double garage



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