



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Bramhill Barns Greens Lane, Hull, Yorkshire HU12 9BG Offers in the region of £930,000**

**RARE OPPORTUNITY TO ACQUIRE AN EXCEPTIONAL CONVERTED BARN - ORIGINALLY BUILT IN THE EARLY 18TH CENTURY AND EXTENDED OVER THE NEXT 150 YEARS - SITTING IN 2 1/4 ACRES WITH EXTENSIVE GARDENS AND OUTBUILDINGS**

Symonds & Greenham are delighted to bring to the market this exquisite and magnificent converted barn. Bramhill Barns was originally built in the early 18th Century and was extended over the next 150 years. The current owner acquired the building and converted it into a stunning family home that retains the history and character of this wonderful building but also offers modern facilities throughout. The main residence boasts six bedrooms, four bathrooms and four reception rooms plus a two bedroom annex. The property sits amongst a plot roughly 2 1/4 acres in size with extensive and beautiful gardens to the side and rear with a grand entrance, gravelled for off-street parking with garages and a carport at either side. The property is situated on the outskirts of the delightful east Hull village of Burton Pidsea which is close to well regarded schools and only a short drive away from the market town of Hedon which is home to a host of local amenities including a supermarket, several restaurants and public houses. This stunning converted barn would be ideal for a large family looking for something special and would be perfect for those looking to live with extended family with the annex providing a two bedroom annex that is separate from the main residence and would provide a perfect home for elderly relatives or teenage children.

**THIS PROPERTY MUST BE VIEWED TO BE APPRECIATED....CALL ASAP!**



**MAIN RESIDENCE**

**GROUND FLOOR**

**ENTRANCE HALL**

**LIVING ROOM**

*19'5 max x 17'1 max (5.92m max x 5.21m max)*

With log burning stove



**CLOAK ROOM**

**DOWNSTAIRS WC**

With low-level WC and pedestal handbasin

## DINING ROOM

16'10 max x 13'7 max (5.13m max x 4.14m max)

With log burning stove



## KITCHEN

19'7 max x 16'9 max (5.97m max x 5.11m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, space for range style cooker, log burning stove





## UTILITY ROOM

11'6 max x 11'2 max (3.51m max x 3.40m max)

With a range of eye level and base level units with complementing work surfaces, sink and draining unit, space for fridge – freezer, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and door to rear garden





## SNOOKER ROOM

34'8 max x 17'5 max (10.57m max x 5.31m max)





## SUN ROOM

11'4 max x 10'10 max (3.45m max x 3.30m max)



## UTILITY ROOM 2

With a range of eye level and base level units with complementing work surfaces and space for fridge – freezer

## BOILER ROOM

## GARDEN ROOM

41'9 max x 16'3 max (12.73m max x 4.95m max)

With hot tub and sliding patio doors into the courtyard





## COURTYARD

The courtyard is mainly laid to lawn with a patio area and some mature shrubbery.



## FIRST FLOOR

### LANDING





**BEDROOM 1**

17' max x 16'11 max (5.18m max x 5.16m max)



**ENSUITE**

with low-level WC, pedestal hand basin, shower cubicle with overhead shower, bidet, heated towel rail, floor to ceiling tiles





## BEDROOM 2

17'3 max x 13'9 max (5.26m max x 4.19m max)



## ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles.





### BEDROOM 3

11'1 max x 9'7 max (3.38m max x 2.92m max)



## BEDROOM 4

12'3 max x 8'9 max (3.73m max x 2.67m max)





**BEDROOM 5**

12'8 max x 8'9 max (3.86m max x 2.67m max)



**BEDROOM 6**

12'9 max x 8'11 max (3.89m max x 2.72m max)





## ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles



## BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, two storage cupboards, tiled to splash back areas







ENTRANCE HALL

## KITCHEN

14'3 max x 12'7 max (4.34m max x 3.84m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, space for range style cooker, space for fridge-freezer and plumbing for dishwasher.



## SHOWER ROOM

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, tiled splashback areas



## LIVING ROOM

13'9 max x 13'1 max (4.19m max x 3.99m max)

With log burning stove



## GARDEN ROOM

13'4 max x 10'10 max (4.06m max x 3.30m max)

With double doors to the outside patio area

## UTILITY SPACE

With plumbing for washing machine and space for tumble dryer

## BEDROOM 1

12'8 max x 10'11 max (3.86m max x 3.33m max)



WALK IN WARDROBE



## EN-SUITE SHOWER ROOM

With low-level WC, pedestal hand basin, shower cubicle with overhead shower and heated towel rail



## BEDROOM 2

12'7 max x 10'8 max (3.84m max x 3.25m max)



## OUTSIDE



### FRONT ENTRANCE

The property has gated access via Greens Lane. There is an extensive gravelled entrance way leading to the front of the property, which could be used for off-street parking, with a garage and a carport located on either side.



### REAR AND SIDE GARDENS

The total plot is roughly 2 1/4 acres with extensive gardens to the side and rear. The gardens are mainly laid to lawn with a large pond, apple trees, plum trees, pear trees and various outbuildings.



### CENTRAL HEATING

The property has the benefit of dual central heating which is a mixture of gas and wood burning.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### DISCLAIMER

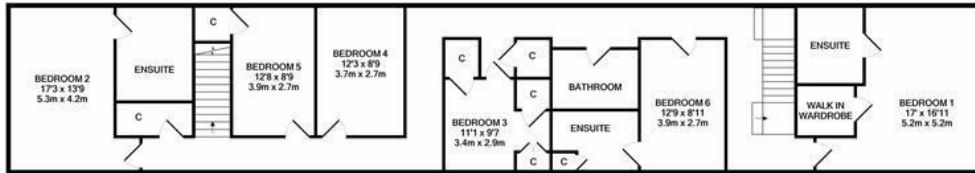
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

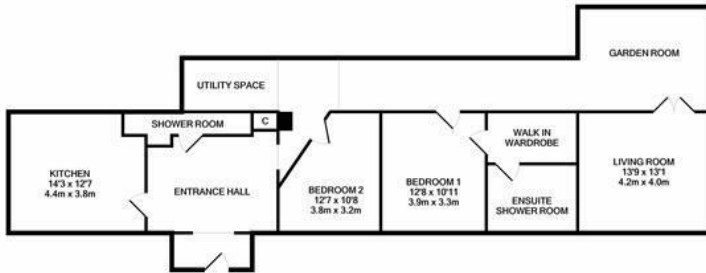
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
APPROX. FLOOR  
AREA 2729 SQ.FT.  
(253.8 SQ.M.)

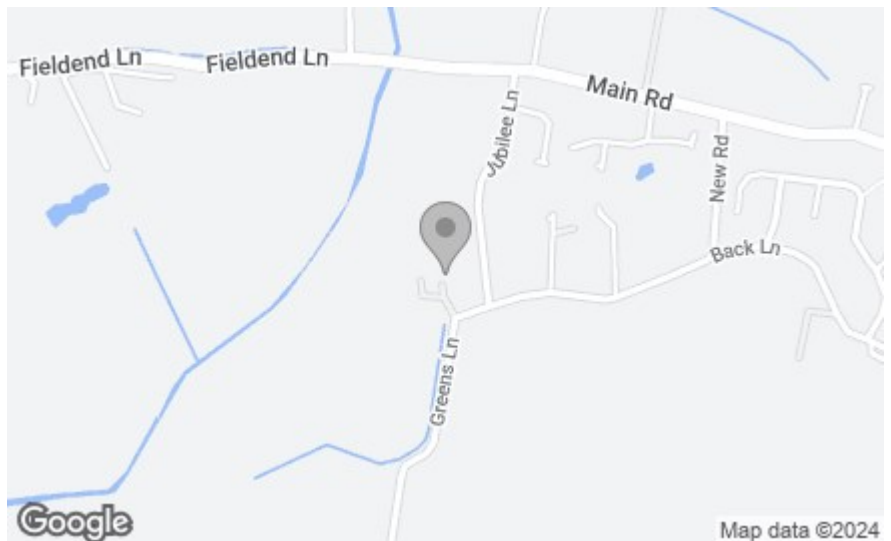


1ST FLOOR  
APPROX. FLOOR  
AREA 1763 SQ.FT.  
(162.9 SQ.M.)



ANNEX  
APPROX. FLOOR  
AREA 1319 SQ.FT.  
(122.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 5792 SQ.FT. (538.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 Metropac (2021)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	67	75

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