



No.9 BRIDGEGATE  
HOWDEN



## A HISTORIC HOME IN HOWDEN

A unique and traditional, five-bedroom home right in the heart of Howden's bustling high street could be yours and it's ready to move straight in. Combining Georgian charm and character in abundance, this 270-year-old property has undergone a top-to-bottom renovation over the past five years to inject some modern luxury into the interiors, while retaining the heritage of its past.





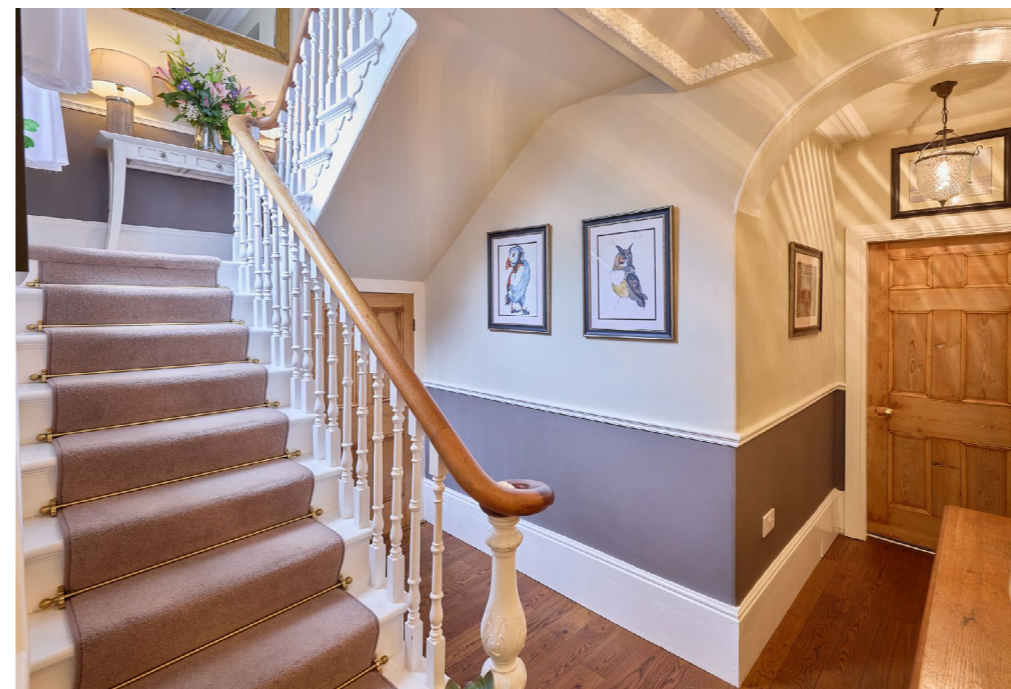
## AN ENVIABLE RENOVATION

With all the hallmarks of a house from this era – from the attractive entrance door, incredible staircase and brick exterior to the sash windows and fireplaces in almost every room, there is also space and practicality aplenty for a growing family.

Despite being immersed in the town centre, the property comes with private and immaculate gardens spanning a quarter of an acre. Step inside to really appreciate the quirks and details of this beautiful and historical home.

## ENVIABLE HOME WORKING

As you enter through the front door, with its period gold hardware, into the reception hall, you'll find the office behind glass-paned French doors. This enviable space provides a dream 'working from home' environment, boasting a fireplace feature plus tall ceilings and a large window to ensure it is light and airy all day long. Depending on your family dynamics, the shape and size of the study means it could easily be transformed into a playroom for the children.






## A CHARACTERFUL LOUNGE


The cosy, carpeted lounge offers a perfect space to unwind and comes into its own in the winter months when the cast iron multi-fuel stove is roaring. Set within a traditional fireplace with deep alcoves beside the chimney breast, it makes a stunning focal point of the room which is otherwise punctuated with a beautiful pitch pine door and the same finishing details of the dining room including the column radiators and ceiling rose.



Straight ahead from the lounge, passing the staircase and original entrance door, is the heart of the home – a beautiful L-Shaped dining kitchen which is elegantly finished with a modern farmhouse aesthetic, right down to the double Belfast sink. Navy shaker-style wall and base units are complemented by natural textures from the wooden worktops and reclaimed brick walls, with a statement Rangemaster oven taking centre stage.



Engineered oak flooring flows through seamlessly into the spacious dining room which boasts tall dual-aspect sash windows offering picturesque views out to the garden. With period features at every turn from the decorative cornicing and ceiling rose to deep skirting boards and traditional style column radiators that appear throughout, this versatile family space will be your most frequented area of the home. A convenient utility room, also housing the downstairs W/C is tucked away in the corner before you head back out into the hallway.





## ALL THE DETAILS

Before heading up to the first floor via the stunning double staircase that turns back on itself past another sash window, don't forget to look up to admire the detail in the cornicing. A definite theme of this property and a major part of the appeal is the light and well-proportioned spaces, which you'll find even on the upstairs landing as well as the rooms.



# HIGH-SPEC DOUBLES

The sizeable master bedroom sits at the West end of the property. Here you'll find a chic neutral retreat with calming decor and stylish detailing from the tongue and groove panelled effect wallpaper to the ambient dual ceiling lights. A replica cast iron fireplace sits opposite the window and tucked into the corner is a fabulous en-suite. Renovated to a high-spec and maximising on space, you'll find a full-length, walk-in rainfall shower with metro tiles inside, complementing the retro tile effect flooring. A vanity wash basin unit and compact W/C complete the space.







## SPACE FOR THE WHOLE FAMILY

The second largest double bedroom is comparable in size with the master, in a calming green colour palette, and features a decorative cast iron fireplace with unique mustard tiling, as well as dual-ceiling lights, free-standing furniture space and a large front facing window. The beautiful fireplace in here could be un-sealed and returned to service if desired.

Two further spacious bedrooms at opposite sides of the landing offer plenty of charm and versatility as blank canvases with high ceilings and large windows. The third bedroom being a comfortable double, currently configured with twin beds.

Completing the bedrooms on this floor is the fifth single room with a quirky L-shape. This could make a perfect nursery or a further study in addition to the ground floor office. Either way, you'll have plenty of space and options for hosting all the family.

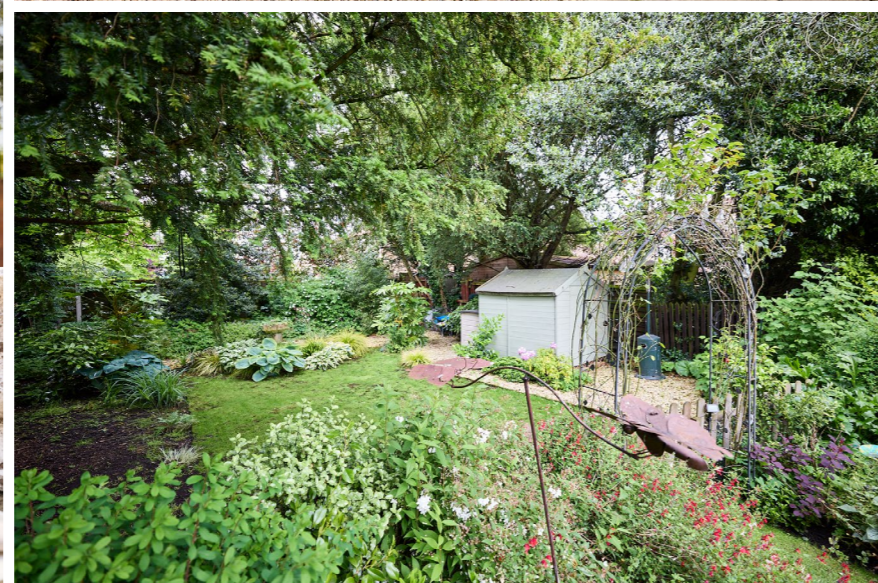
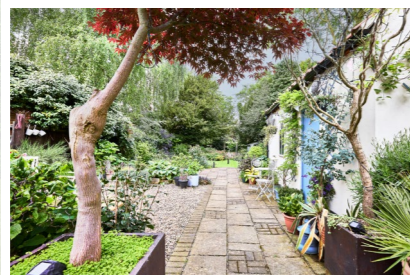


# CONTEMPORARY YET CLASSIC



Among the true highlights of the house is the gorgeous family bathroom which has been sympathetically renovated to combine classic and contemporary. Your eyes will immediately be drawn to the free-standing bathtub in the corner, but you also have the luxury of a separate large walk-in rainfall shower if you don't fancy a soak. Completing the four-piece suite is a compact W/C and twin wash hand basin unit. Finished with chrome accessories including two Victorian-style towel rails and LVT flooring underfoot, there's plenty of space to relax in here.





## MEDITERRANEAN MAGIC

Depending on the direction you entered the house, you'll have already caught a glimpse of the outdoor space on offer, spanning a quarter acre in total. The current owners have lovingly curated this space to work for a family lifestyle, as when they arrived only the patio and Yew tree stood as it does now.

Closest to the property is a courtyard-style patio which offers ample space for separate seating and dining areas perfect for those al-fresco parties, which then flows into manicured lawns and is lined with mature trees to create a subtle boundary for ultimate privacy. For convenience there is an outside power supply and both hot and cold water points for gardening and washing the dog down after a muddy country walk.



Among the grounds are a whole host of interesting plants within the borders along with a quaint wooden shed at the bottom plus a generous workshop designed to imitate a Greek rural cottage. The luscious plot come alive on an evening with an array of solar lights which whisks you away to imagine yourself in a magical mediterranean garden.



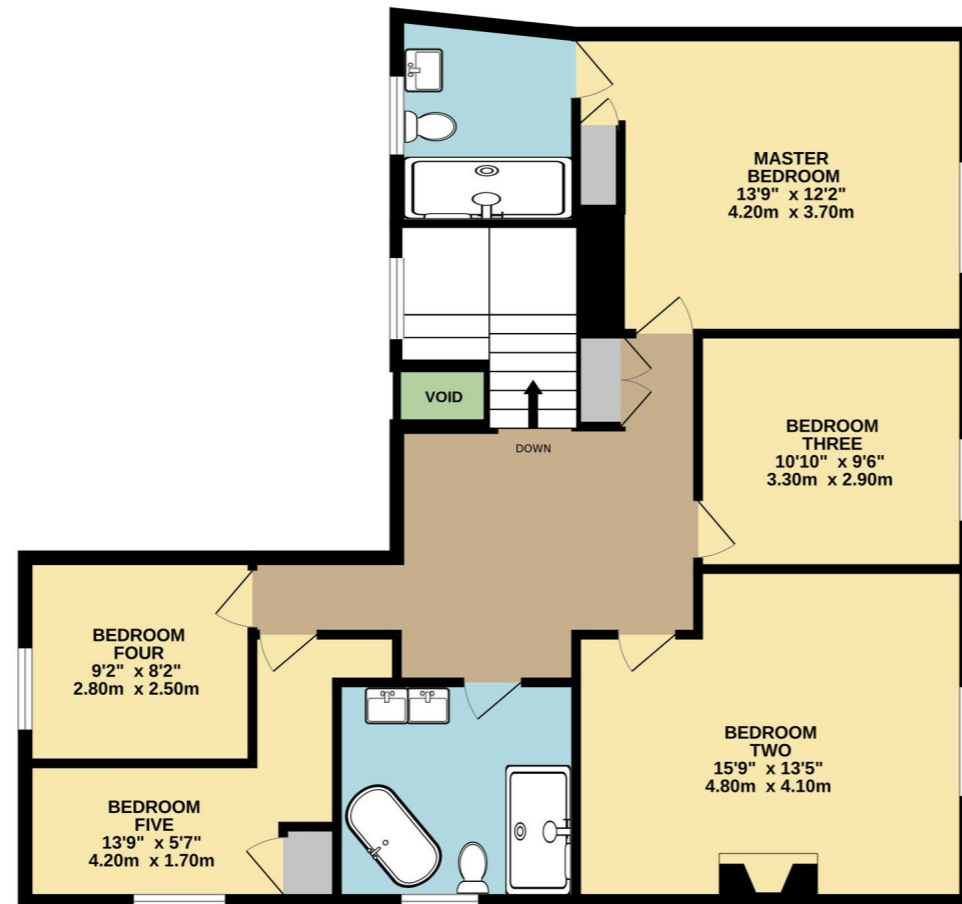
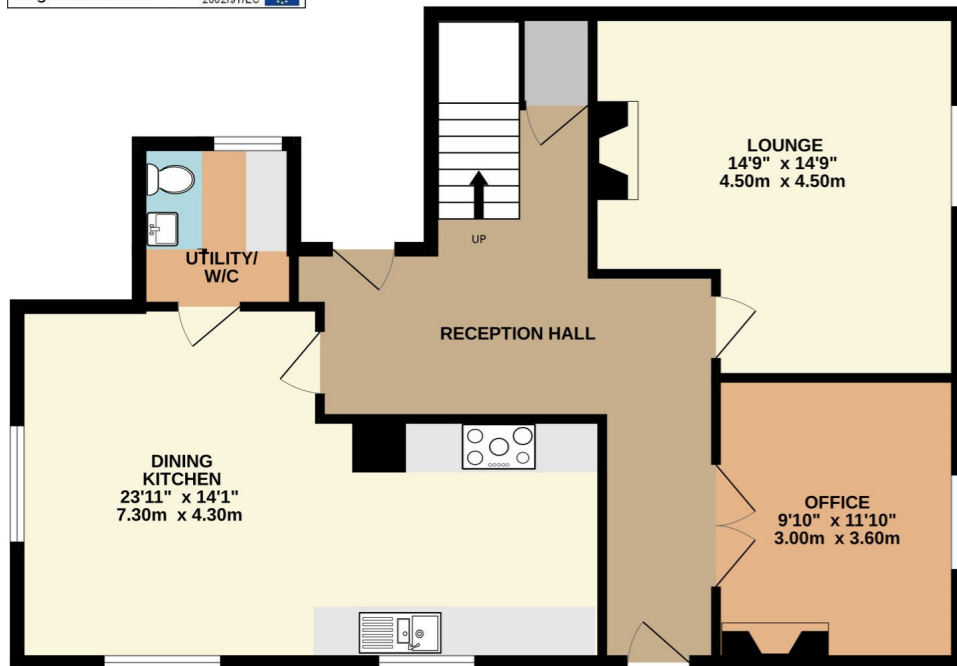
## AN AREA TO EXPLORE

A move to Howden is likely to be a fantastic lifestyle decision as it is among the most sought-after spots in East Riding of Yorkshire. This glorious, historic market town is packed with independent shops and barely a commercial chain in sight – a perfect place to spend a sunny weekend catching up with friends and family. A renowned highlight among the locals is The Kitchen – a fantastic tearoom with a bubbling atmosphere which actually attracts guests from all over the county.

You can enjoy a peaceful lunch or pop in for a coffee and cake as a great way to embrace local living. You'll not often want to leave but commuting is easy with York only 16 miles away and you are also just a short drive to the M62 taking you east to Hull or west towards Leeds. A more recent addition is a direct train service into London for weekends in the smoke or when business requires it.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	92
(81-91)	B	87
(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	



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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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## KEY FEATURES

- Five Bedroom Unique Georgian Home
- Modern Farmhouse Style Dining Kitchen with Separate Utility and W/C
- Characterful and Cosy Lounge with Traditional Log Burner
- Spacious Home Office for Convenient and Peaceful Home Working
- Grand First Floor Landing with Original Timber Staircase and Feature Sash Window
- Stunning and Chic Master Bedroom with High Spec En-suite Shower Room
- Three Further Spacious Double Bedrooms and One 'L-Shaped' Single
- Classic Yet Contemporary Four Piece Luxury Family Bathroom
- Envious and Vibrant Gardens with Areas to Both Socialise and Relax
- Located in a Historic Sought After Town with Excellent Commuting Links
- Freehold Property and Council Tax Band E



# No.9 BRIDGEGATE

HOWDEN

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