



The Old Vicarage Catwick Lane, Long Riston, HU11
5JR



Our House are delighted to offer to the market this characterful and charming former vicarage that offers the perfect blend of village living mixed with historic grandeur. Aside from the kitchen, you'll find lounge, snug/sitting room, breakfast/dining room, study/bedroom five, cloakroom and utility room to the ground floor. On the first floor are four spacious bedrooms offering picturesque views and two bathrooms. The property also boasts ample parking, double garage, two wooden stables and brick built outbuildings. Situated in a peaceful village location, this property provides a serene escape from the hustle and bustle of life with its breath taking views over open countryside. The large mature gardens are perfect for those who appreciate the beauty of the outdoors. Imagine sipping your morning coffee in the fresh air or hosting a party with friends in your own private oasis.

Don't miss out on the opportunity to experience country living at its finest.

Contact us today to arrange a viewing and make this wonderful property your new home.

Please note that there is the option to purchase an additional plot of land to the north of the property which is currently subject to a planning application.

EPC - TBA
 TENURE - FREEHOLD
 COUNCIL TAX - G

Front Garden

Parking to front of property for multiple vehicles.



Entrance Hall

Staircase to first floor landing with radiator. Grand entrance doors and understairs storage.

Cloakroom W/C

Window to rear of property with great views of the garden, WC, Wash hand basin, Radiator and Low maintenance tiled flooring.

Lounge

23'6" x 15'5" (7.18 x 4.71)

Large bay window to the side and two bay windows to the rear of property allowing the room to be light and airy, Multi-fuel fire, Coving to ceiling, Ceiling rose, Radiator, Carpet



Snug/Sitting Room

13'4" x 12'5" (4.08 x 3.79)

Windows to front and side of property, Open fireplace, Picture rail, Wooden flooring, Storage each side of fireplace



Utility

5'6" x 5'2" (1.69 x 1.6)

Window to rear of property, Tiled flooring, Work tops, Space and plumbing for washing machine and tumble dryer

Breakfast Kitchen

14'10" x 12'1" (4.53 x 3.7)

Window to front of property, Fitted wall and base units, Work surfaces, Single drainer 1 and 1/2 bowl sink, Part tiled walls, Open plan to breakfast/dining room, Built in cupboards, Beamed ceiling, AGA range cooker





Study/Bedroom 5

9'9" x 8'9" (2.99 x 2.68)

Window to side of property, Radiator, Built in storage, Wooden flooring

Breakfast/Dining Room

12'7" x 12'1" (3.86 x 3.69)

One window to front of property, two windows to side of property. Open fireplace, Wooden flooring, Open plan to kitchen, Beamed ceiling

First Floor Landing

Large storage cupboard, Loft access and two radiators

Master Bedroom

15'4" x 14'11" (4.68 x 4.56)

One window to side of property, two windows to rear of property, Built in wardrobes, two radiators and carpet.

Bedroom 2

15'0" x 12'5" (4.58 x 3.8)

Window to side of property, Picture rail, Radiator, Wooden flooring

Bedroom 3

13'0" x 9'10" (3.97 x 3.01)

Windows to side and rear of the property, carpet and wash hand basin.

Bedroom 4

12'7" x 12'0" (3.85 x 3.68)

Windows to the front and side of property. Built in wardrobes, radiator, laminate flooring and wash hand basin.

Bathroom

14'10" x 12'2" (4.54 x 3.71)

Window to front of property. Wash hand basin, freestanding bath, step in shower, radiator, vinyl flooring. Plenty of built in storage cupboards.

Separate WC

Window to rear of property, WC, Radiator, Vinyl floor

Bathroom 2

10'0" x 6'0" (3.06 x 1.85)

Window to rear of property. Wooden flooring, wash hand basin, bath and radiator

Rear Garden

Extensive, mature gardens, laid mainly to lawn with planted borders, mature shrubs and trees, a sunken patio, pond, beautiful far reaching views over open countryside. Multiple brick built outbuildings and a polytunnel.

Double Garage

Detached, Power points

Two Wooden Stables

12 x 12 each (3.66m x 3.66m each)

Two wooden loose boxes with stable doors and lighting.

Additional Plot Available by Separate negotiation

There is an option to purchase this area with separate negotiation. This plot is currently subject to an ongoing planning application and lies to the north of The Old Vicarage





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

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

Viewing

Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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