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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.

Viewings

England & Wales

EU Directive 2002/91/EC

Not energy efficient - higher running costs

(1-20) **G**

(21-38) **F**

(39-54) **E**

(55-68) **D**

(69-80) **C**

(81-91) **B**

(92 plus) **A**

Very energy efficient - lower running costs

55

87

Current

Potential

Energy Efficiency Rating

Ground Floor

Approx 112 sq m / 1209 sq ft

Reception Room 2.63m x 3.88m
Lounge 3.62m x 3.75m
Dining Room 8'11" x 12'4"
Kitchen 12'1" x 12'8"
Conservatory 2.98m x 3.22m
Porch 2.98m x 1.36m
7'9" x 6'5"

First Floor

Approx 83 sq m / 894 sq ft

Bedroom 2 8'10" x 13'5"
Bedroom 3 7'11" x 11'6"
Bedroom 4 2'42m x 3.56m
Bedroom 5 8'4" x 11'7"
Master Bedroom 11'7" x 13'8"
En Suite 6'3" x 6'0"
Bathroom 7'8" x 8'1"
Shower Room 8'2" x 7'7"
Garage 2.45m x 2.32m
Utility 3.68m x 3.87m
Playroom/Bedroom 15'2" x 15'10"

Approx Gross Internal Area

195 sq m / 2102 sq ft

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Humblebeck Main Road, Humbleton, HU11 4NL
£400,000



- SOLAR PANNELS • EXECUTIVE DETACHED PROPERTY • POPULAR VILLAGE LOCATION • VIEWS OVER FIELDS • 5 BEDROOMS • SUBSTANTIAL LIVING SPACE

**** CHAIN FREE!! ****

Set in the centre of the lovely village of Humbleton, this beautiful family home offers the perfect rural setting and sits on a generous plot overlooking fields to the rear. The home offers substantial living space throughout with 5 bedrooms and multiple versatile reception rooms. The property benefits from a large integrated garage with electric door and car charging point, along with parking for 2/3 cars to the front. To the rear of the property there is a stunning lawned garden with paved seating area, pond and arbour with hot tub!

Floorplan briefly comprises of entrance porch, kitchen/dining/family room, living room, conservatory, utility room and shower room to the ground floor. The 1st floor has 5 bedrooms (one currently used as a playroom and one with en-suite) and family bathroom.

This exquisite property must be viewed to be appreciated!

EPC - D
Council Tax - E
Tenure - Freehold





Front Garden

Concrete paved imprint style, parking for 2/3 cars.

Entrance Porch

Windows to front and entrance door, tiled flooring.

Entrance Hall

French entrance doors, staircase to first floor, spindle banister, radiator, laminate flooring, coving to ceiling, under stairs shelving.

Wet Room

Window to rear of property, W.C, hand wash basin, tiled walls, extractor fan, heated towel rail, shower, tiled flooring.

Lounge

25'11" x 12'2"

Window to front of property, French doors to conservatory, fireplace with log fire, coving to ceiling, two ceiling roses, dado rail, radiator, carpeted.

Kitchen Diner Family Room

25'11" x 12'4"

Window to front of property and two windows to rear of property, fitted wall and base units, work surfaces, composite one and a half bowl sink with single drainer,

gas hob, space for range style oven, fridge freezer and dish washer built in, part tiled walls, tiled flooring, coving to ceiling, extractor fan, radiator, fitted island with breakfast bar and storage.

Utility

8'3" x 7'11"

Window to rear of property, fitted wall and base units, work surfaces, bowl sink, tiled flooring, radiator, space and plumbing for washing machine and tumble dryer, door to garage, loft access.

Conservatory

10'8" x 10'2"

Windows to side and rear of property, French doors to garden, laminate flooring.

Rear Hallway

Door to rear garden, staircase to playroom/bedroom 5, tiled flooring.

First Floor Landing

Carpeted.

Master Bedroom

13'10" x 11'10"

Window to front of property, radiator, carpeted.

En-suite

6'5" x 5'1"

Window to front of property, W.C, hand wash basin, step in shower, heated towel rail, tiled flooring, tiled walls, extractor fan.

Bedroom 2

13'7" x 8'11"

Window to front of the property, radiator, carpeted.

Bedroom 3

11'9" x 8'5"

Window to rear of property, radiator, carpeted.

Bedroom 4

12'0" x 8'0"

Window to the rear of the property, radiator, carpeted.

Playroom/Bedroom 5

15'11" x 15'7"

Window to side of property, radiator, carpeted, spindle banister.

Bathroom

8'3" x 7'9"

Window to rear of property, W.C, pedestal hand wash basin, panelled bath with shower over, radiator, part tiled walls, vinyl flooring, coving to ceiling.

Rear Garden

Laid mainly to lawn, paved seating area, hedged and fenced boundaries, multiple garden sheds and summerhouse, planted borders, arbour with hot tub, pond.

Double Garage

21'3" x 15'5"

Integral, electric up and over door, power and light points, window to side, electric vehicle charging point.



