



**The Milking Parlour Smiddys Farm, Cleeton Lane
Skipsea, YO25 8SR
Asking price £550,000**


WILLOWGREEN
ESTATE AGENTS

'THE MILKING PARLOUR' ONE OF TWO DISTINCTIVE BARN CONVERSIONS OOZING QUALITY AND CHARM.
Opportunity to buy a detached individually designed property with bespoke fixtures and fittings, this fantastic barn conversion all on one level is ONE NOT TO BE MISSED! Offering a generous layout, the accommodation is light and spacious, with bespoke fittings throughout including solid oak internal doors with Suffolk latch fittings.

The property benefits from LPG central heating and aluminium powder coated windows and doors.

OPEN VIEWS, LARGE LANDSCAPED GARDENS, SHELTERED COURTYARD TO ENJOY THE EVENING SUN, PLENTY OF PARKING, OPEN DOUBLE GARAGE SET BETWEEN THE COAST AND THE COUNTRYSIDE!

****THERE IS AN OPTION TO PURCHASE OR RENT A 5 ACRE Paddock****

Skipsea is located some 5.5 miles to the north of Hornsea and about 8.5 miles to the south of Bridlington, the village has its own primary school, public house and shops, with a more comprehensive range of facilities readily available in Hornsea. Ideal for those wishing to live near the coast but still wanting to be within commuting distance of Bridlington, Beverley, Driffield and Hull.



ENTRANCE HALL

With oak framed porch, under floor heating, door leading out to the rear courtyard, doors to utility and wc.

CLOAKS/WC

With modern white suite.

UTILITY

5'6" x 8'0" (1.70 x 2.45)

With fitted units, underfloor heating, space for white goods.

KITCHEN/DINER/LOUNGE

38'0" x 14'5" (11.60 x 4.40)

To be fitted with the same specification as the Grainstore.

Quartz worktop, feature wall for TV and electric fireplace, illuminated display shelves, underfloor heating, tiled flooring, door leading out to rear courtyard and front south west patio.

BEDROOM 1

18'0" x 14'1" (5.50 x 4.30)

With dual aspect windows, radiators, doors leading out to courtyard.

EN-SUITE

With vanity wash hand basin, low level wc, double shower cubicle, thermostatic shower over, glass shower screen, heated towel rail, wall mounted mirror, part tiled walls and tiled flooring.

BEDROOM 2

11'5" x 10'5" (3.50 x 3.20)

With dual aspect windows, radiators, wooden cills and radiator.

BEDROOM 3

14'1" x 11'5" (4.30 x 3.50)

With window, radiator and wooden cill.

BATHROOM

With panelled bath, shower over, part tiled walls, low level wc, vanity wash hand basin, heated towel rail and wall mounted mirror.

OUTSIDE

With generous lawned garden, patio seating area, courtyard, all set in secure boundaries.

PARKING AND OPEN GARAGE

With parking for many vehicles, the garage is traditional oak framed with storage space, power, light and water connected.

TENURE

We understand that the property is Freehold.

SERVICES

There is water and electricity connected. The heating is provided by LPG. The drainage is provided by sewage treatment plant.

ENERGY PERFORMANCE CERTIFICATE

TBC

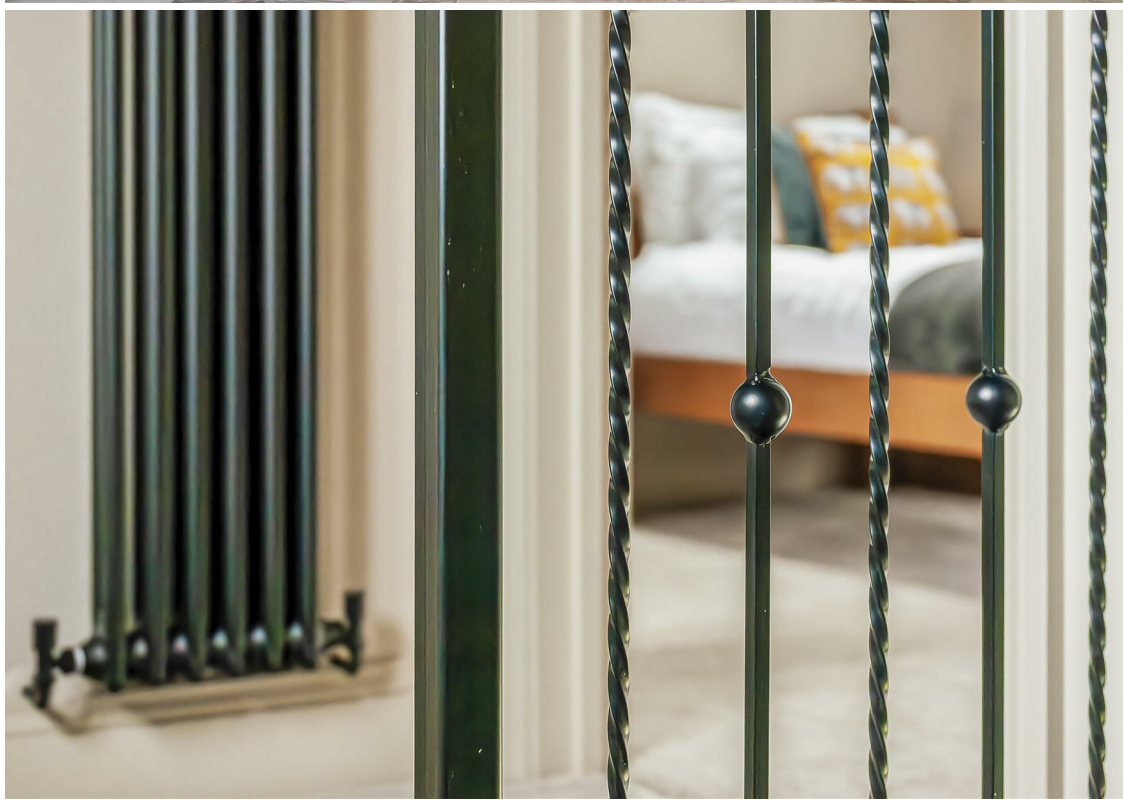
COUNCIL TAX BAND

TBC

NOTE

THE PROPERTY IS UNDER CONSTRUCTION.

The property has steel guttering and down pipes. The windows and doors are modern powder coated aluminium. The cladding is burned timber, larch wood, no maintenance required. Solid oak internal doors with Suffolk latch fittings.





The Milking Parlour, Skipsea, YO25

Approximate Gross Internal Floor Area = 127.0 sq m / 1367 sq ft

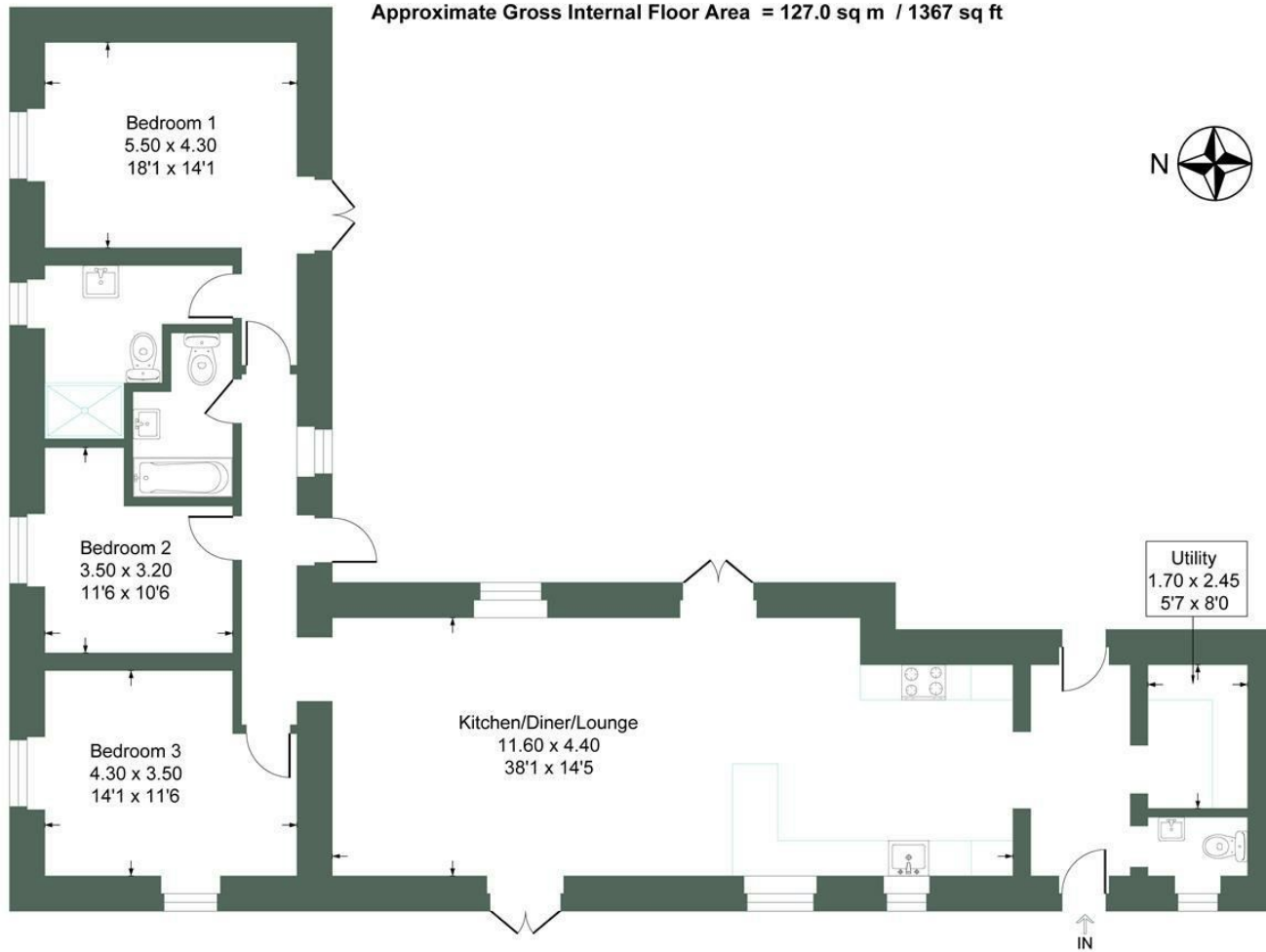
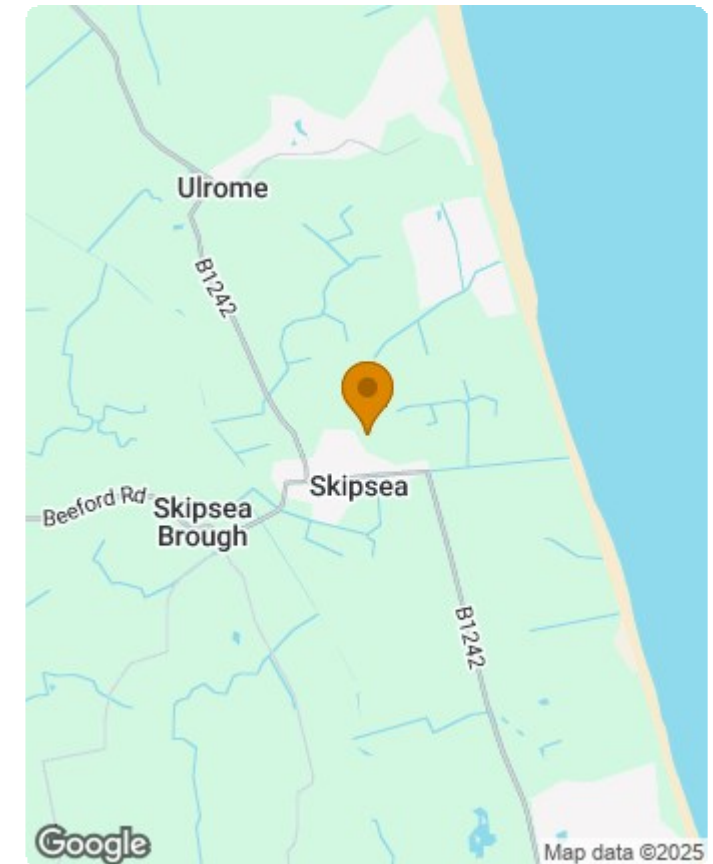


Illustration for identification purposes only, measurements are approximate, not to scale.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



01377 310077 | driffield@willowgreenestateagents.co.uk
19 Mill Street, Driffield, East Yorkshire, YO25 6TN

Registered Office: Yorkshire & The Wolds Sales and Lettings Ltd, 19 Mill Street, Driffield, YO25 6TN | Company number: 12857633