

KATRINA GARTON

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PERSONAL ESTATE AGENT



The Hay Barn

Bewholme Road, Atwick

YO25 8DP

£695,000

2110 sq ft

4 Bedrooms

2.5 Bathrooms



Katrina Garton

07871780879

katrina.garton@exp.uk.com

katrinagarton.exp.uk.com

A Rare Coastal Masterpiece of Luxury, Heritage & Sustainability

Step into a home where every detail tells a story—where luxury meets sustainability and history blends effortlessly with cutting-edge design. Welcome to The Hay Barn in Atwick, a breathtaking four-bedroom barn conversion nestled in a peaceful coastal village just five minutes from Hornsea.

This isn't just a house—it's a lifestyle. From eco-conscious innovation to timeless craftsmanship, every inch of this extraordinary property exudes sophistication, warmth, and character.



A Space Designed to Impress

The vast open-plan living area offers flexibility and flow, perfect for entertaining or relaxed family evenings. Distinct zones are cleverly defined by floor tiling—dramatic Imperiale Onyx Aqua tiles in the kitchen, affectionately dubbed 'storm in a tile' by the vendor, complement grand lighter coloured polished floor tiles across the living space, creating both contrast and cohesion.

A bespoke ash staircase with glass infills rises to a galleried landing, where natural light streams in through the striking glazed windows. This space embodies grandeur while maintaining a homely warmth.

Every surface, every fixture, and every appliance speaks of quality and thoughtful design.







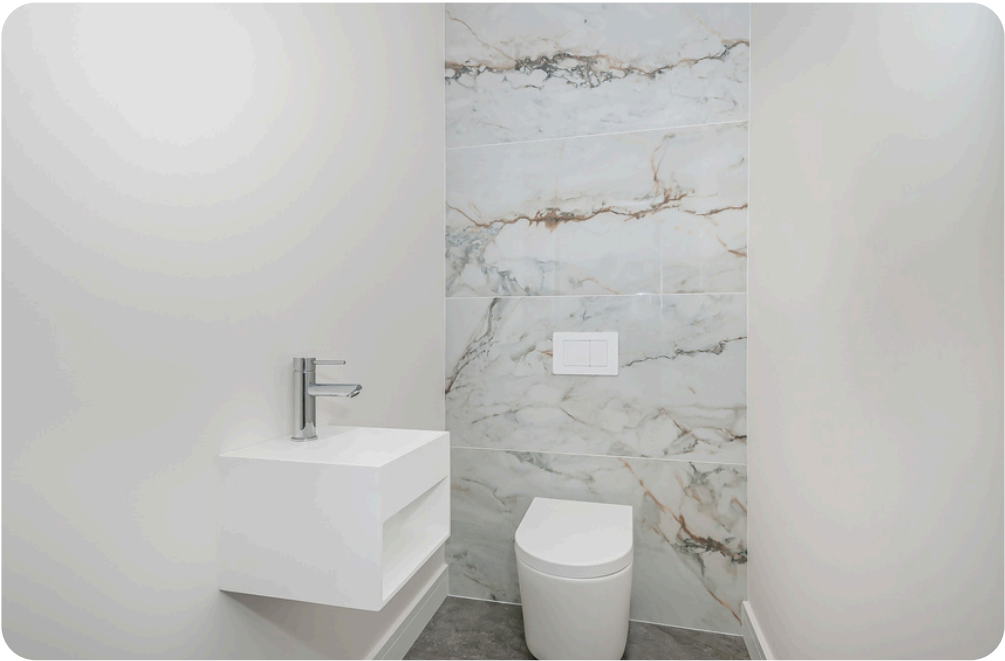




Why You'll Fall in Love with The Hay Barn:

- Four Bedrooms of Flexibility – With a versatile ground-floor room that can be used as a fourth bedroom, a study, or a peaceful retreat for guests.
- Sustainably Designed – Features an air source heat pump, underfloor heating, computerised ventilation system, and breathable clay lime plaster and paint for a healthier, energy-efficient living environment.
- Water-Saving Innovations – With aerated taps & dual flush toilets you'll reduce water use by up to 30 litres per person per day.
- Show-Stopping Kitchen – Fitted with white Aspen Ice quartz worktops and premium AEG appliances to create a chef's dream space.
- Spa-Inspired Bathrooms – Relax in style with illuminated mirrors, freestanding stone resin bath, and top-tier fixtures.
- Statement Interiors – Solid wood doors, sparkling glass chandeliers, and expansive light-filled spaces with high vaulted ceilings.
- A Touch of History Preserved – A new wooden shutter to the first floor, a respectful nod to the barn's past, frames a large glazed window where the hay loft barn door once stood—a perfect conversation starter.
- Serene South-Facing Garden – Featuring fruit trees, an EV charging point, ample parking, and a charming cobble-built shed.







Bedrooms That Feel Like Private Retreats

The luxurious master suite boasts a spacious walk-in wardrobe and an en-suite bathroom designed for indulgence, complete with illuminated mirror and elegant fittings. Two further double bedrooms share a stylish family bathroom, while the flexible fourth bedroom on the ground floor adds versatility for guests, remote working, or relaxation.

Eco-Luxury That's Ahead of Its Time

This home is a model of sustainable living:

- Cork based insulating plaster and clay paint ensure superior air quality and energy efficiency.
- Air source heat pump and underfloor heating provide cosy, cost-effective warmth.
- Computerised ventilation system keeps the home comfortable all year round.
- Water-saving features help reduce environmental impact without compromising on luxury.











Preserving Heritage with Modern Charm

The beautifully crafted new wooden shutter offers a respectful nod to the barn's storied past, marking the spot where hay was once hoisted into the loft. Now fixed in place, it sits beside a large glazed window on the first floor—an architectural detail that blends history with contemporary elegance.

Outdoor Living Meets Countryside Bliss

The south-facing garden invites you to relax and unwind amid fruit trees and open skies. With ample parking, an EV charging point, and a cobble & brick-built shed to the rear, practicality meets peaceful charm in this outdoor oasis.







Specification of Finish

Whole House

- White walls throughout
- Roof - clay pantiles
- Windows & external doors - Timber windows with anthracite grey paint finish - Aluminum windows to ground floor tractor openings - Aluminum bi-folding doors to front - Aluminum front and rear single door
- Internal doors - Light Grey Ash with V groove pattern
- Lighting - Silver, multi arm, reflective orb chandeliers kitchen & staircase area
- Lighting - LED spotlights lights in a satin silver finish to main living area & satin silver wall lights throughout
- Flooring - Carpet Bedrooms & Landing - Grey century saxony with 10mm underlay - Floor tiles to living area & WC 1200mm x 1200mm Jewel Onyx Pearl - Polished finish

Kitchen

- Designer Milano Ultra kitchen - Infinity Plus - Colour Bianco Gloss Frontals - soft closing - handle less design
- Quartz - Aspen Ice - 20mm worktop & upstands
- Integrated AEG Tall Fridge - SKE818E1DC
- Integrated AEG Tall Freezer - ABK818E6NC
- Undercounter Viceroy Temperature Controlled Winer Cooler - WRWC60BKED.3
- AEG Pyrolytic Oven - BCK556260M
- AEG Combination Oven/Microwave - KME565060M
- AEG 5 ring Induction Hob - IKE85751FB
- Integrated AEG full size dishwasher - FSB42607Z
- AEG downdraft rising cooker hood - DDE5980G
- Integrated Hoover Washer/Dryer - HBDOS695TAMCRE80
- Floor tiles - 600mm x 1200mm Imperiale Onyx Aqua - Polished finish.

Staircase

- Bespoke light ash and glass timber staircase central to home with galleried landing



Specification of Finish

Heating system

- Nibe F2040 air source heat pump with underfloor heating to ground floor & Reina Neval designer aluminium radiators to first floor bedrooms
- SENWZP Sentinel Kinetic Zone Controller for Mechanical Ventilation and Heat Recovery system - this provide a continuous supply of fresh, filtered air, improving indoor air quality and reducing condensation along with other benefits

Bathroom, WC, En-Suite

- Wall hung Stone toilets & Stone wash basins
- Stone Oasis Freestanding Bath with Luxury soft white headrest bath pillow
- Generous sized walk in shower enclosures with Thermostatic Shower
- Luxurious Round Mirror with light and demister
- Full wall and floor tiling to Bathroom & En-Suite 600mm x 1200mm
- Floor tiling to ground floor WC 600mm x 1200mm

Electrical & plumbing

- USB sockets to bedrooms
- EV car charging point to driveway - 7kW AC Intelligent EV Charger with 32A Type 2 Socket with Wi-Fi and Bluetooth connectivity
- Outside tap
- Outside double electrical socket
- External wall box lighting die cast aluminum black finish & bollard lighting with a brushed stainless steel finish - sensor activated on driveway & switch activated

External

- Brick and cobble shed to rear with power and light
- Ethically sourced, sandstone paving is meticulously handcrafted to deliver a riven edge, adding character and charm to the patio. With its stunning Grey Multi colour it offers an unparalleled blend of quality, aesthetics, and sustainability.
- Wooden 'bent heel' 5 bar gate to entrance of the property & external letter box
- Chrome bollard lights framing wrap around patio area & external wall lighting

Garden & Orchard

- "Egremont Russet" Apple. "Prunus Domestica" Damson. "Lard Napier" Nectarine. "Granny Smith" Apple. "Rosea Flore Pleno" Ornamental tree. "Victoria" Plum. "Cydonia Oblonga" Quince. "Prunus Avium" Cherry. "Oullins Golden Gage" Plum. "Pyrus Communis" Pear.
- Gravel area to rear of barn leading to shed - South facing grassed and patio area to front of barn



Ground Floor



First Floor

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

Contact Me Today to Learn More

A Vibrant Coastal Community Awaits

Living in Atwick offers more than coastal beauty - it's about joining a thriving, welcoming community. Local amenities include a post office, shops, a gym, swimming pool, and a selection of bars and restaurants nearby in Hornsea.

The village's annual Summer 'Do on the Green' is a lively event featuring live music, BBQ, tombola, craft stalls, and family-friendly games. It's the perfect way to connect with neighbours and experience village life at its best.



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