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Station Road, Newland, Eastrington, DN14 7XD
£499,995



- Rural village located close to Howden
- Bags of charm and character
- Magnificent kitchen and living area
- No onward chain
- Substantial property with much style
- Views over attractive courtyard to the rear
- Very spacious master suite and second bedroom



Description

The Stables is a stunning detached house that perfectly combines modern living with farmhouse charm. Built in 2005, this exceptionally spacious family home spans an impressive 2,575 square feet of wonderful versatile space.

There are three reception rooms. The heart of the home is undoubtedly the capacious farmhouse kitchen, which flows seamlessly into the open-plan living room. This layout not only enhances the sense of space but also fosters a warm and welcoming atmosphere, ideal for family life or entertaining guests.

The property has four bedrooms. The Master bedroom has an en suite shower room as well as sufficient room for a sofa and dressing table, making it quite exceptional. The second bedroom, which is located at the far end of the landing is also notably of a good size. This room would alternatively make a super games room, being large enough to easily accommodate a 6" x 3" pool table.

Outside, the large garden to the front of the property creates a feeling of space. The garden is mature and well stocked and creates space between the house and any passing traffic. Additionally, the large double garage, equipped with electrically operated doors, provides convenient access into the house.

The Stables is more than just a house; it is a home that promises comfort, style, and a sense of being part of the community in the picturesque setting of Eastington. This property is perfect for families seeking a blend of modern amenities and traditional charm.





Approximate Gross Internal Floor Area = 239.2 sq m / 2575 sq ft

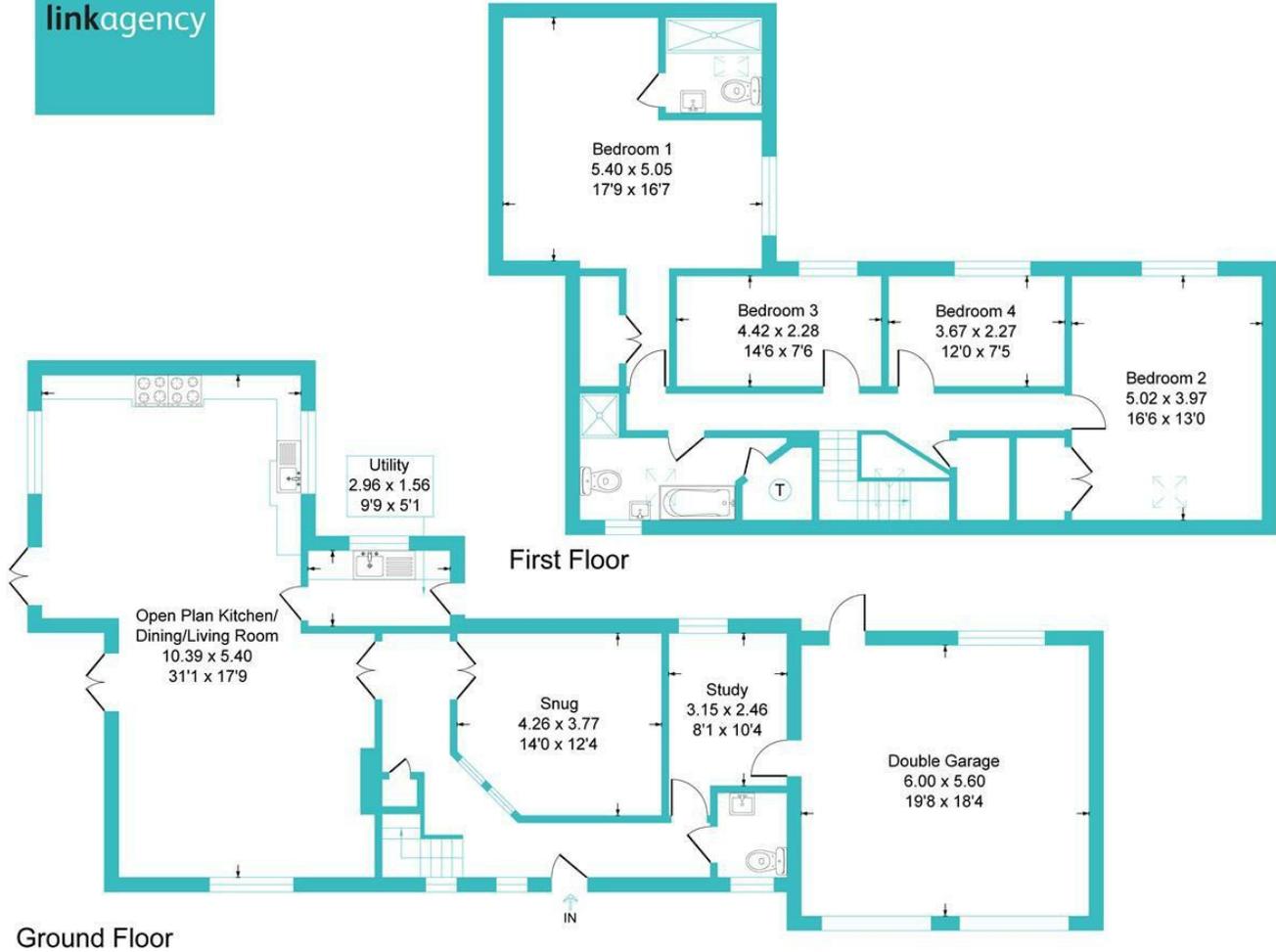


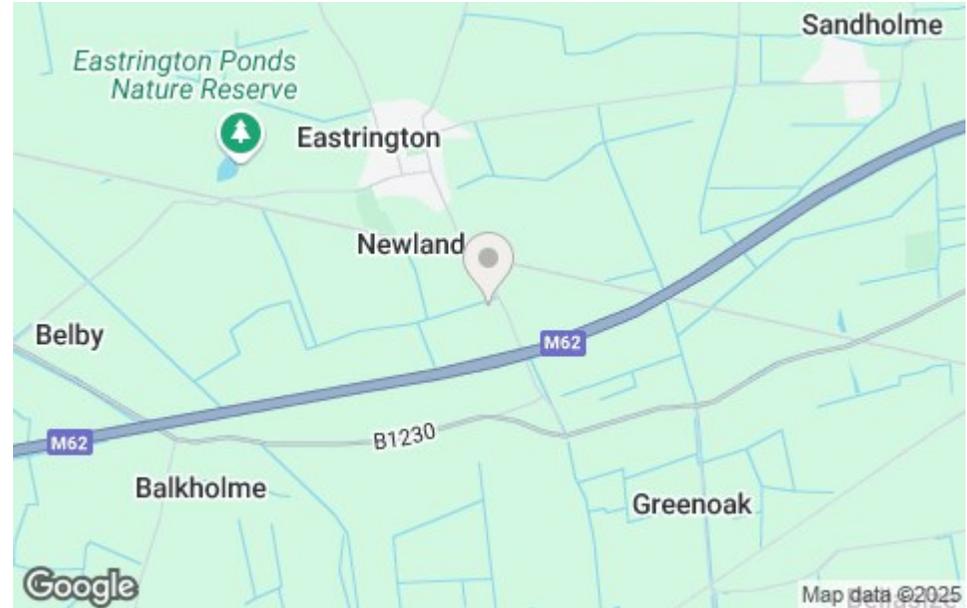
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: F

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	
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	



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.