

linkagency



Rosemount Farm, High Street, Barmby-On-The-Marsh, Howden, DN14 7HS
£595,000



- Grade II Listed Georgian Property
- Beautifully pointed up restored brickwork
- Fabulous kitchen
- Viewing is highly recommended
- There is no requirement for an EPC due to Grade 2 status
- Wonderful Period Property set over three Floors
- Truly outstanding orangery
- Magnificent throughout
- No onward chain
- Close to the historic market town of Howden



Description

Situated in the charming village of Barmby-On-The-Marsh, this stunning grade II listed Georgian detached farmhouse offers a perfect blend of period elegance and modern comfort. With its recent complete modernisation, the property boasts stylish decor throughout, making it an inviting and sophisticated home.

As you enter, you are greeted by three spacious reception rooms, each designed to provide a warm and welcoming atmosphere for both relaxation and entertaining. The Jewel in the crown is undoubtedly the fabulous orangery, which floods the space with natural light and provides a delightful view of the garden.

This remarkable property features four generously sized bedrooms, ensuring ample space for family and guests. Each of the four bathrooms is thoughtfully designed, offering both convenience and luxury.

Set in a peaceful village, this farmhouse is perfect for those seeking a tranquil lifestyle while still being within easy reach of amenities. The combination of its historical charm and contemporary updates makes this home a truly unique find. Whether you are looking for a family residence or a serene retreat, this property is sure to impress.

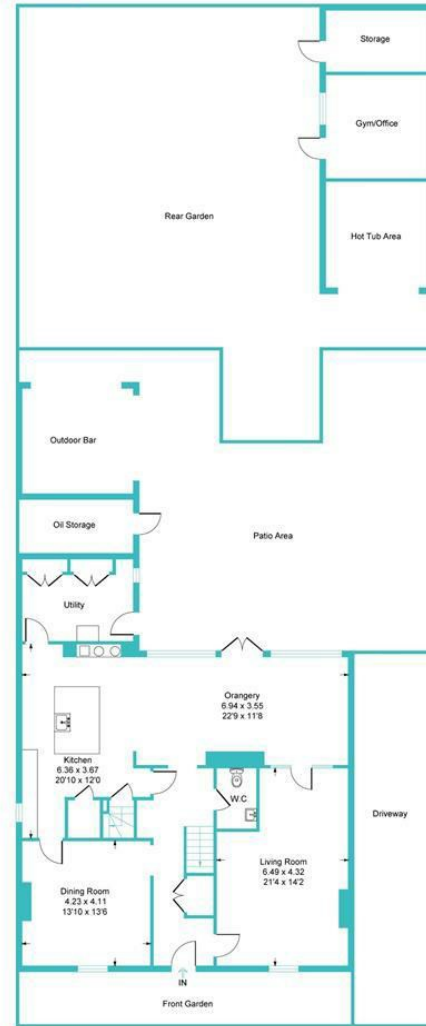
Howden is a picturesque, historic, minster town which offers a range of retail outlets including a Boots chemist and a Coop as well as a variety of independent retail stores, inns, bars and eating places. The port town of Goole is 3 miles to the south. Howden railway station north of the town is on a main line where trains to Leeds, Selby, Hull, York and London can be caught.

The old market town of Howden is dominated by its Minster, which leads to a beautifully preserved Georgian town centre with narrow cobbled streets and restored buildings.

Walk through Howden's narrow streets to admire its fine Georgian architecture, as well as some attractive shops, historic coaching inns and charming tea rooms. There's also a small market which takes place each Friday at Howden Shire Hall.



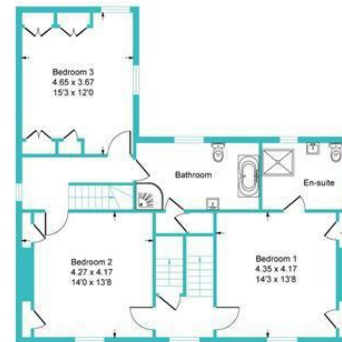
Approximate Gross Internal Floor Area = 243.7 sq m / 2624 sq ft



Ground Floor



Second Floor





First Floor

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		
(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 CO2 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 CO2 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 conduct. 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.