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2 Bedroom Barn Conversion for Sale

£250,000

Cross Keys Cottage, Cross Keys Court Cross Keys Court, Main Street, Cranswick,
YO25 9QR



KEY FEATURES

- INDIVIDUAL, SINGLE STOREY, BARN CONVERSION
- VERSATILE ACCOMMODATION : SUITABLE FOR A VARIETY OF BUYERS
- PRETTY VILLAGE CENTRE SETTING
- CLOSE TO AMENITIES
- 2 DOUBLE BEDROOMS AND LARGE BATHROOM
- OPEN PLAN LIVING / DINING / KITCHEN
- BEAUTIFUL, IMMACULATE PRESENTATION
- RECENTLY FITTED RADIATORS, WINDOWS, DOORS, ROOF AND BOILER
- BEAUTIFUL, LANDSCAPED, GARDEN
- GRAVELLED PARKING SPACE AND BRICK STORE
- CENTRALLY LOCATED FOR EASY ACCESS TO THE EAST YORKSHIRE COAST, HULL, BEVERLEY AND YORK

HEAD OFFICE

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The property is tucked away in popular, sought-after Cranswick village centre, at the entrance to a cul de sac and within easy walking distance to the village green, the village shops and pub. Hutton Cranswick is a pretty, much sought-after village, which is made up of two conjoined villages: Hutton and Cranswick. The village of Cranswick has a large, picturesque village green, reportedly the largest in East Yorkshire, with a children's play area and a pond. An annual village show is held on the green along with other family events. The area offers excellent walking routes with many well-maintained public footpaths leading from the village centre offering circular walking routes of varying lengths. Cycling is very popular in the East Riding and East Yorkshire wolds area owing to the existence of a large network of open country roads. Other amenities within this popular village include: a bowls club with bowling green, a post office and general stores; a fish and chip shop and chinese take-away; a prestigious butcher's shop; a popular village pub which has accommodation and serves food ; a beauticians and nail salon; a farm shop and cafe; a large garden centre with a cafe and 3 garages. On the outskirts of the village there is a small industrial estate where various small businesses are located. Cranswick also has a thriving methodist church, a WI hall and a well-regarded primary school.

In the smaller village of Hutton there is a church of England, St Peter's; a fishing lake and a sports and recreation centre with tennis courts and a football ground.

Activities

There are regular sports' activities and clubs held at the Cranswick WI hall: the Cranswick Methodist hall and at the Hutton Sports and Recreation club. The village offers regular entertainment for residents including: a gardening club, WI meetings, children's activities, film nights and an annual village car boot sale. Local events are advertised in The Bulletin delivered monthly to houses in Hutton, Cranswick and Watton.

Cranswick village has its own railway station and is ideally located for those wishing to commute to Hull, York or the east coast. The historic town of Beverley can be reached in approximately 10 minutes by train and approximately 15 minutes by car. Hull can be reached by train in approximately 25 minutes or approximately 40 minutes by car. York can be reached in approximately 50 minutes by car. Bridlington is just a 20 minute drive away or can be reached in a similar time by train. The 41 and 141 Hull to Bridlington bus runs at the top of the village on the A164, 7am to 11pm, every half hour, daily.



This is a stunning individual barn conversion which has been renovated and improved to the highest standards, creating a ready to move-into stylish home. All of the spacious rooms have feature high ceilings with beams creating a sense of light and space and a cottage-feel. Renovations include: a new roof, a recent gas central heating boiler, bespoke column radiators, new windows and doors and landscaping to the garden.

The home is approached via a brick pillared entrance with a five bar gate opening to a parking space as well as a pedestrian gate to the side; the most appealing, cottage-style property is entered via French doors opening to the spacious, open plan, living /dining/ kitchen with refurbished base and eye level units complemented by wood work tops and a belfast style sink: there is space for a range cooker where there is an integrated extractor hood over and space and plumbing for a washing machine. This open plan hub of the home features a fabulous, bespoke stained glass, ceiling height window; recently refurbished wood flooring which extends into the attractive inner hallway . There are 2 good size double bedrooms off the hallway as well as a large refurbished bathroom . The garden is front facing with a mid height, brick wall ; a new high ,vertical panel fence to the side and thoughtfully planned planting of a selection of quality shrubs and perennials creating various zones in which to sit and enjoy the outdoors. The addition of a heated store to the side of the property provides extra storage and access to the rear gravel pathway.

Open plan living /dining/kitchen

17'1" x 14'6"

Kitchen area

Fitted, painted wood base and eye level units Space for a range cooker - Stainless steel extractor hood - Belfast sink with chrome mixer tap - Wood work tops - space and plumbing for washing machine - Wood flooring

Dining and sitting area

Ample space for sofas and dining table - Double french doors to the driveway and garden

Bedroom 1

10'11" x 9'1"

Fitted carpet - Column radiator - Beams to the ceiling - Panels to the wall with wood shelf over - Feature ceiling height stained glass window

Bedroom 2

14'6" x 8'5"

Large double room - Currently used as an extra sitting room and study area - Fitted carpet - Column radiator - Beams to the ceiling - Mid height panels to one wall

Bathroom

10'11" x 9'2"

3 piece white suite : pedestal wash basin with tiled splash back; low flush WC ; fitted bath with double head shower over and glass shower screen - Tiled floor - Column radiator with towel rail - Extractor fan - Beams to the ceiling - Tiled floor - Built-in airing cupboard with radiator - Built-in cupboard over

Inner hallway

20'11" x 3'6"

Wood flooring - Beams to the ceiling - Column radiator

Store

13'7" x 8'3"

Brick built - Power - Radiator - Gas combi boiler - Door to the rear passageway



Garden and driveway

Front facing - Outside tap - Power Points - Gravel driveway - Seasonal planting - Mid height, brick wall to the front - High ,vertical panel fencing to the sides -Thoughtfully planned, seasonal planting of a selection of quality shrubs and perennials - Paved path and patio area - 5 bar gate with side, pedestrian gate - Rear gravel area

Extra details

Renovations over the last four years include:

a new roof; a recently rendered end wall; repointing ; new, bespoke column radiators; a new gas central heating boiler ; refurbished wood flooring; new windows and doors; refurbishment to the bathroom; redecoration inside and out ; landscaping and replanting of the garden

Gas central heating boiler 2022

Fibre internet

Jayne at Link Agency

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Drone photography

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Accompanied viewings for your buyers

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Regular contact

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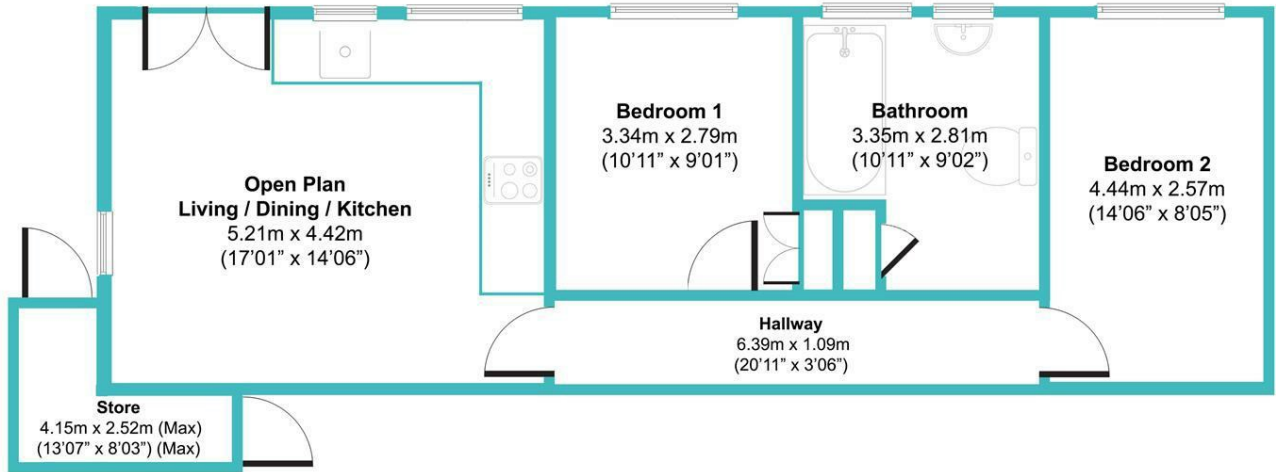


Floor Plan

Approximate Gross Internal Floor Area
67.35 Sq Metres / 724.94 Sq Feet with store

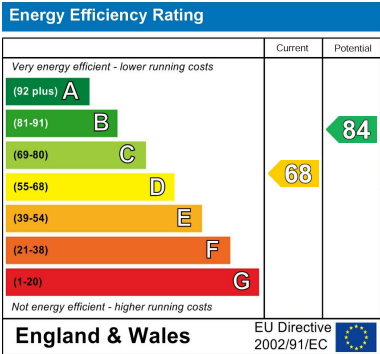


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Disclaimer:

Floor plan, furniture and fixture measurements and dimensions are approximate and are for illustrative purposes only. We give no warranty or representation as to the accuracy and completeness of the floor plan.



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