

# Derwent House, Fleet Lane, Barmby-on-the-Marsh, Goole

Approximate Gross Internal Area

Main House = 3170 Sq Ft/295 Sq M

Garage = 161 Sq Ft/15 Sq M

Bar = 161 Sq Ft/15 Sq M

Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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## Directions

## Contact

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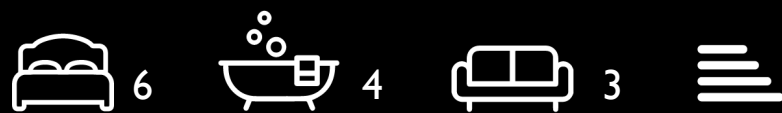
6 Bed  
House - Detached  
located in Barmby On The Marsh

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Fleet Lane  
Barmby On The  
Marsh  
Goole  
DN14 7UN

Offers In The Region Of £795,000  
Freehold



Guide Price £825,000-£850,000. Derwent House stands as a truly remarkable dwelling, showcasing exquisite architectural design and offering a harmonious blend of functionality and aesthetics.

Situated on a sprawling approximately 1.2-acre plot, this property boasts vast gardens that provide awe-inspiring views of the surrounding rural landscape. The tranquil setting beautifully complements the distinctiveness and character of the home, offering an ideal haven for relaxed family living.

Stepping inside, the home has a fabulous newly appointed kitchen, perfect for culinary enthusiasts. The interior has been adorned with redecorated woodwork, adding a fresh touch throughout. The residence also features three inviting reception rooms, offering versatile spaces for entertaining or quiet relaxation. Additionally, a convenient cloakroom adds to the practicality of the home.

The master bedroom within Derwent House is a true sanctuary, offering idyllic views and a sense of tranquillity. It boasts an opulent en-suite bathroom and a charming dressing room, providing a luxurious retreat. The remaining five bedrooms also offer delightful panoramas of the surrounding fields and are accompanied by three additional bathrooms, ensuring utmost comfort and convenience for all residents.

Notably, the pond within the property has undergone meticulous repair, featuring fiberglass protection for enhanced durability and visual appeal. This attention to detail reflects the commitment to maintaining the property's excellence.

Beyond the confines of Derwent House, the village of Barmby on the Marsh offers its own allure. With scenic views and a charming atmosphere, it serves as the perfect launching point for a delightful six-mile loop around its surroundings. This picturesque route follows the enchanting River Derwent, bordering fields along the

way. Families with varying walking preferences can easily customize their journey, as there are several opportunities to abbreviate the route and return to the village. Along the way, one can encounter captivating sights such as the Tidal Barrage and the towering structures of Drax Power Station.

Barmby on the Marsh itself exudes charm and heritage, boasting a charming pub and a Grade 2 listed church that add to its character. For residents with young children, the village's high-quality school, which has received a good rating from Ofsted, provides excellent primary education. Secondary education is conveniently available in Howden, located approximately 5 miles away.

For those who commute, Derwent House offers easy access to transportation links. Junction 37 of the M62 is just a short 15-minute drive away, ensuring a seamless journey to nearby destinations. Additionally, for those traveling to London, Howden Train Station is 4 miles away connecting you to Doncaster & York Train Station where the train journey from to Kings Cross takes approximately 2 hours and 10 minutes, offering a convenient option for city-bound trips.

Derwent House presents a captivating blend of architectural design, generous living spaces, and breath-taking surroundings. This exceptional residence, with its unique features and tranquil location, offers a delightful living experience for discerning homeowners seeking the perfect balance of elegance and functionality.

Part A:

Tenure: Freehold  
Council tax band: E  
EPC rating: 63 | D

Part B:  
Number & Type of Rooms:  
Bedrooms: 6  
Bathrooms: 4  
Reception: 3

Part C:  
The owner has advised the following:  
Building Safety: No known concerns.  
Restrictions & Rights: None known.  
Flood & Coastal Erosion: None known  
Planning Permission: No recent planning applications or permissions advised.  
Accessibility: Standard access; no modifications for accessibility advised.  
Coal & Fuel Mining: No known history of mining activity in the area.  
Heating Type: Gas Central Heating  
Electric: Mains electricity connected.  
Drainage: Septic tank  
Broadband: Full Fibre Broadband  
<https://www.openreach.com/fibre-checker/my-products>

- Upon receipt of any offer these steps will follow.
1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
  2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
  3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.
  4. Further documents required from you in person are: photo ID (passport/driving licence) and proof of current address dated within the last 3 months (utility bill, council tax or mortgage statement).
  5. We will conduct an electronic anti-money laundering check on you as per the regulations we are to adhere set out by HMRC.
  6. Once your mortgage has been formally offered, the property will be marked as Sold Subject to Contract.

