



## The Old Orchard North Street, Barmby-On-The-Marsh

Offers Over £400,000

- Extensive Detached Dwelling
- 2 Reception Rooms
- Large Conservatory
- EER 72 (C)
- 5 Bedrooms
- Kitchen/Dining Area
- Double Garage
- En-Suite & Walk-In Wardrobe, Sauna
- Utility Room & Ground Floor Cloaks/WC
- Generous Grounds

(GUIDE PRICE £425,000)

An extensive detached family dwelling, set within generous grounds with a large double garage.



The Old Orchard is a good size five bedroom home, traditionally set across two floors with expansive accommodation on the ground floor and with the addition of a large conservatory adjoining the rear elevation. The internal accommodation extends to 2,238 square foot, enjoying well balanced rooms to the ground floor with five double bedrooms to the first floor. There are solar panels to the roof which we understand provide hot water (according to weather conditions).

The property is entered through a front entrance door into a lobby having useful storage space, ground floor wc and internal access into the main accommodation. The lobby itself is quite a spacious area leading into the kitchen and formal lounge along with a turned staircase leading to the first floor galleried landing.

The lounge is a spacious room enjoying ample floor space to facilitate appropriate furniture. The room is focused around an impressive multi-fuel stove set within an exposed brick surround fireplace and marble hearth. There is a double glazed window to the front elevation along with sliding patio doors leading into the garden and beyond.

At the opposing side of the property is the kitchen area, comprising a comprehensive range of wall and base units incorporating a polycarbonate sink and drainer with mixer tap over. There are a number of integral appliances, which included gas hob with extractor hood above, oven, grill, fridge and freezer. The kitchen has been beautifully designed with modern décor and access into conservatory.

Located off the kitchen is an important utility room, having further units and sink, along with provision in place for laundry facilities. There is also a side door leading out to the side path.

Positioned centrally within the property is a family room which can also be used for a range of purposes depending on the individual(s) requirements.

The conservatory adds crucial ground floor living space and measures 19'6 x 12'3 and is of brick and uPVC construction. There are French doors leading out onto the rear decking area and beyond.

To the first floor, a central galleried landing gives access to all five bedrooms and house bathroom. The principal bedroom sits above the garage, being the largest bedroom, enjoying a sauna, en suite and walk in wardrobe. There are four Velux windows in total, allowing ample natural light to pass through.

There are a further four double bedrooms, each benefitting from a double glazed window and central heating radiator. The internal accommodation is completed by a spacious house bathroom comprising a bath with separate shower, low flush wc and hand wash basin.

Externally the property will be found along North Street, through a pair of brick pillars onto a substantial block paved driveway able to provide off street parking for half a dozen motor vehicles. There are two garage doors, along with power and electric connected inside the garage.

The good size rear garden is predominantly laid to lawn, being enclosed to all three sides by fenced boundaries and enjoying a south facing position. The garden provides a good degree of privacy and has a raised decked area, perfect for outdoor dining and entertaining. Two timber framed garden sheds are to be included within the sale.

The property represents a wonderful opportunity to purchase this extensive family home, with crucial outdoor space and double garage. All viewings are strongly encouraged and strictly by appointment only.

EER- 72 (C)

Tenure - Freehold

Council Tax - East Riding of Yorkshire - Band E

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

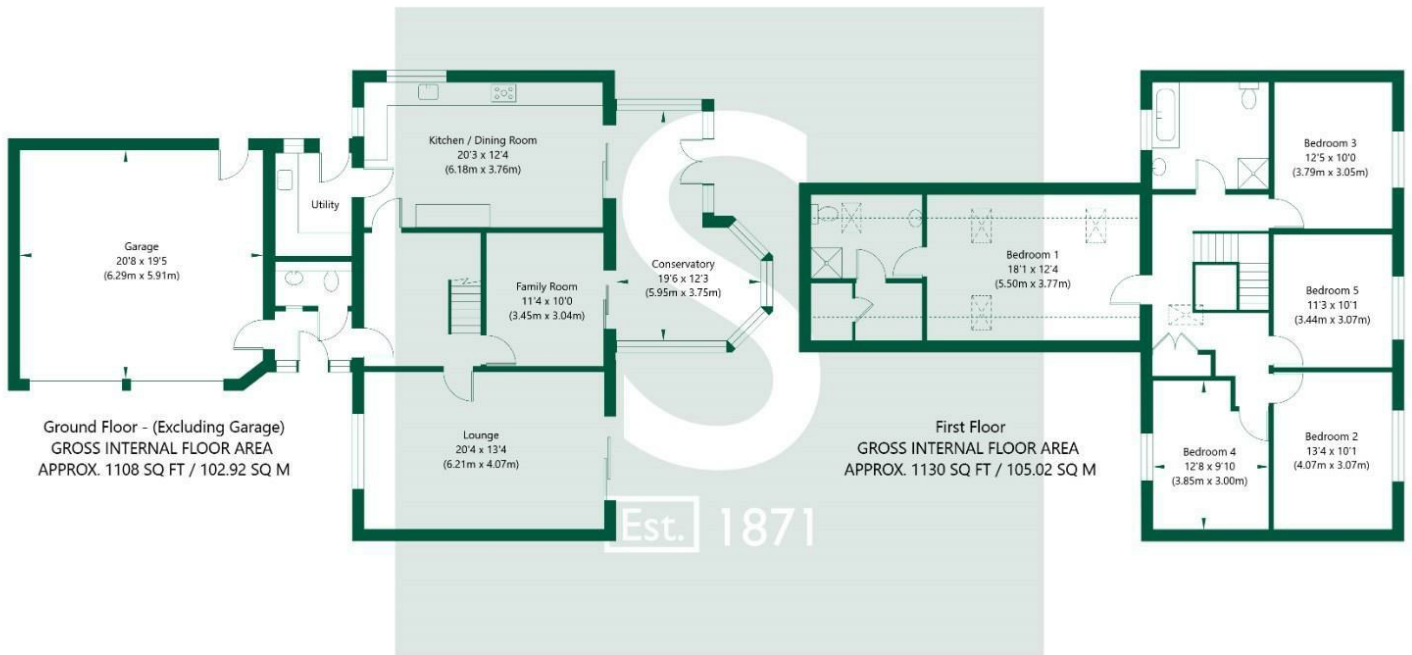








North Street, Barmby on the Marsh, DN14 7HL



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2238 SQ FT / 207.94 SQ M - (Excluding Garage)  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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