



## The Anchorage High Street, Barmby on the Marsh

Offers In The Region Of £465,000

- Beautiful Family Home
- Superb Kitchen/Dining/Family Room
- Ground Floor WC
- EER 74 (C)
- Almost 2000 Sq. Ft.
- Sitting Room
- 3 Bedrooms & Dressing Room/4th Bedroom
- Set Within 0.12 Acre
- Conservatory
- Superb Bathroom/WC

The perfect example of a beautiful family home showcasing over 2,000 Sq. ft. of contemporary living accommodation set within a 0.12 Acre plot.

The Anchorage was purchased by the present owners in 2014 as a tired property. Since then, they have carried out a comprehensive programme of renovation works which has seen the house extended, reconfigured and extensively modernised throughout.

The major works started on the ground floor, by removing a number of internal walls to create a magnificent open plan living space extending to 563 Sq. ft. The owners have created the perfect balance of modern day living whilst incorporating almost two separate rooms into one large area. In 2016, planning permission was granted for a first floor extension to create a bigger footprint for bedroom two which now spans over 200 Sq. ft.

The property has a welcoming front entrance porch before progressing to an area where the turned staircase leads to the first floor landing. Approached from the entrance hallway, is the incredible open plan living kitchen, complemented by ample natural light. The owners have seamlessly merged a living area and kitchen together and installed some of the highest quality kitchen units.

To the front there is an area designed as an open plan snug with space for two smaller sized sofas in front of a brick fireplace. Adjoining the same wall are a comprehensive range of floor to ceiling bespoke units.

The kitchen design chosen by the present owners has been an essential part of the new layout, perfectly balancing the style, functionality and maximising usable space. Adjoining the right elevation wall are a comprehensive range of floor to ceiling units spanning the full length and incorporating a number of integrated appliances. The design is mainly focused around a large central island with additional storage and a ceramic sink unit and induction hob.

There are a further range of modern grey gloss finish base units with darker grey quartz worktops, and integrated washing machine and dishwasher. Bi-fold doors adjoin the rear elevation and combine well with the outdoor decking area, ideal for the summer months. Located off the rear kitchen area is an important ground floor wing along with a secondary rear door to the outside and beyond.

To the opposing side is a large formal lounge having a wood burning stove set within an exposed brick surround. This room delivers ample space yet provides a cosy feel with recessed spot lights to the ceiling. There is a double glazed window to the front elevation and French doors leading into the sun room.

The sun room forms part of a single storey extension completed in 2012 and provides another room to the ground floor accommodation. There is a lantern style ceiling window in addition to surrounding double glazed windows and French doors leading outside. This room has been occupied for variety of purposes including a home office, gymnasium and snug.

To the first floor, the property is further enhanced by three well proportioned double bedrooms and stunning house bathroom. The main bedroom is located to left enjoying a full range of bespoke fitted wardrobes and windows to the front and rear elevations. Bedrooms two and three also benefit from a double glazed window and central heating radiator. As per bedroom three on the enclosed floorplan within these particulars, the present owners decided to create a dressing room and install a temporary stud wall off the landing in front of the house bathroom. Originally a bedroom but the owners preferred the room to be used as a dressing room for their requirements. The dividing wall as described is not structural and can be removed at any time at very little cost should the prospective purchaser(s) wish to convert back into a bedroom. The space would be perfect for a nursery/small children's bedroom or home office. Each bedroom is tastefully decorated with internal oak doors and recessed spot lights to finish.

The internal accommodation is completed by a beautiful house bathroom enjoying a traditional three piece suite with a separate glass screened walk in shower. In addition, there is a chrome heated towel rail, surrounding white tiling and double glazed frosted window.

To the outside, the property will be found along High Street with access onto a tarmac driveway providing off street parking for two motor vehicles. The rear garden is undoubtedly one the main selling features, enjoying a south facing position and a large wide garden which extends to 0.12 acre within it's entirety.

The garden is predominantly laid to lawn with enclosed fenced boundaries and a number of tall and established trees providing privacy. Immediately from the house is a raised decked area, enclosed to the rear and sides and being perfect for those who enjoy outdoor dining and entertaining. There are timber outbuildings which are occupied as a workshop/store and an office/hobby room. Both are equipped with power and lighting.

Barmby on the Marsh is a highly desirable area, situated approximately 4 miles west of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, and popular Howden primary and secondary schools are close by with further well renowned schools locally, including Read Private School and Selby High School. The market town of Howden is a popular destination with commuters given its proximity to the motorway network and railway station with regular direct trains to York and London.

The Anchorage is the ideal family home, showcasing contemporary living and enjoying generous outdoor space. As the acting agents, we strongly encourage an early inspection, all viewings are strictly via appointment only.

EER- 74 (C)

Tenure - Freehold

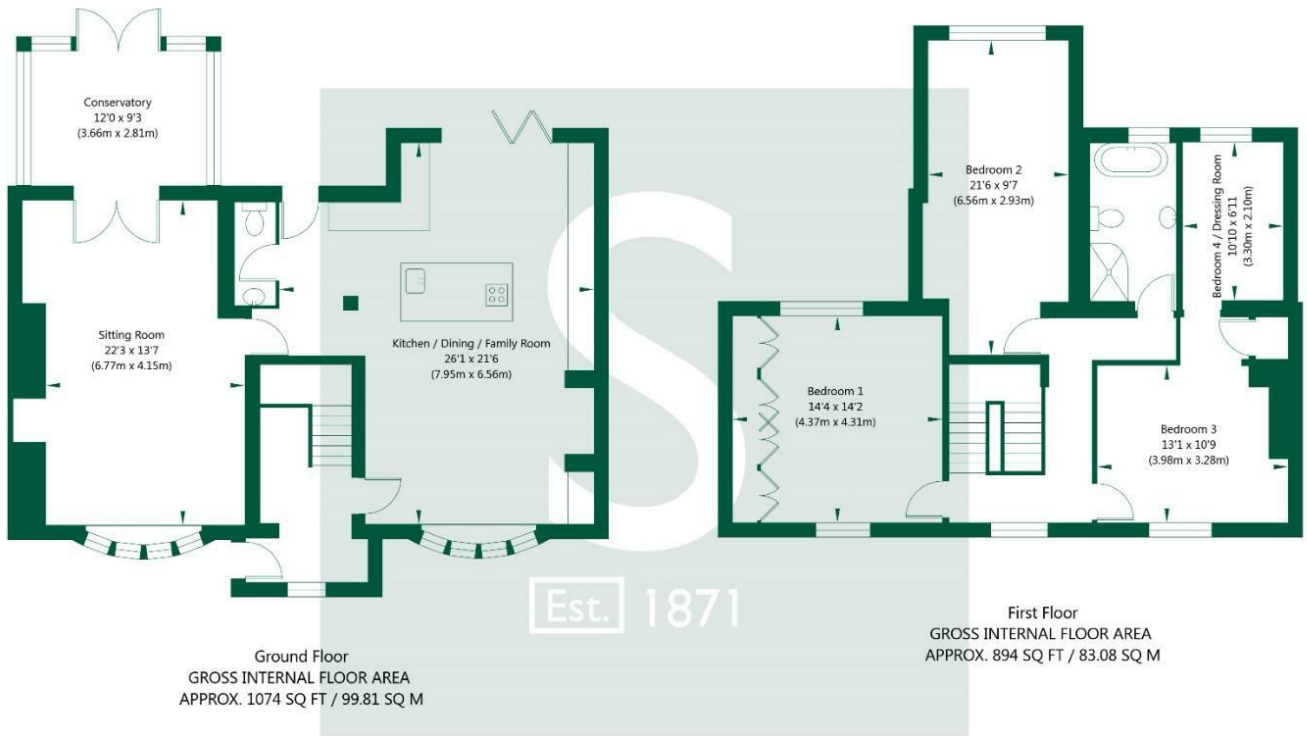
Council Tax - East Riding of Yorkshire - Band D

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





High Street, Barmby-On-The-Marsh, DN14 7HT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1968 SQ FT / 182.89 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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