

QUICK & CLARKE
The Property Specialists

2 Market Place, Hornsea,
East Riding of Yorkshire HU18 1AW
Tel: 01964 537123 | Email: hornsea@qandc.net
www.quickclarke.co.uk



'Owl Barn' Park Row, Sproatley HU11 4NZ
Offers in the region of £665,000

- Superb Four Bedroom Barn • Set in Approx 2 1/2 Acres Conversion
- Delightful Gardens, Woodland and Paddock
- Attractive Features
- Spacious 23ft Dining Kitchen
- A Must View Property
- Beautifully Presented Throughout
- Splendid 26ft Lounge with Vaulted Ceiling
- Substantial Double Garage with Loft
- Energy: TBC

This delightful barn conversion simply must be viewed, sitting on the fringe of this popular village within grounds extending in all to approximately 2 1/2 acres.

Offering stunning accommodation with vaulted ceilings, exposed beams, solid 'Oak' feature staircase to name but a few of the properties wonderful features the barn is then set in delightful gardens with garaging, woodland and a paddock.

LOCATION

This property is located at the end of Park Row in a quiet, tucked away semi rural location.

Sproatley is situated at the junction of the B1240 and B1238 approximately 3 miles from the Hull city boundary, 8 miles from the city centre and 4 miles from Aldbrough on the East Yorkshire coast. The village has a parish population of around 1350 and a range of local services including 2 public houses, a post office/general store, and a Grade II listed church. The village also has its own primary school and is within the catchment area of the South Holderness secondary school.

ACCOMMODATION

The accommodation has main gas central heating from a modern boiler providing underfloor heating downstairs and serves radiators upstairs, double glazing, solar panels and is arranged on two floors as follows:

STAIRCASE HALL

21'3" x 14'8" overall (6.48m x 4.47m overall)
With front and rear entrance doors, feature exposed brick walls with one incorporating a high feature window to the lounge, stunning 'Oak' spindled staircase leading off, part vaulted ceiling with exposed roof beams and downlighting.

CLOAKS / SHOWER ROOM

11'6" x 3'7" (3.51m x 1.09m)
With a walk in shower incorporating a fixed Drench shower and hand shower, vanity unit with wash hand basin and a low level W.C., ceramic tile flooring, extensive tiling to the walls, downlighting and a ladder style hot towel rail.

LOUNGE

26'9" x 14'8" (8.15m x 4.47m)
With a vaulted ceiling incorporating exposed oak roof beams and trusses, exposed natural brickwork to part of the walls with triple arched windows incorporating bespoke plantation shutters and French doors overlooking the main garden, log burning stove, oak flooring with LED up lights, wall mounted spotlights and four recessed ceiling speakers.

BEDROOM 5/ STUDY

9' x 14'8" (2.74m x 4.47m)
With an exposed brick archway incorporating windows that overlook the main garden, vaulted ceiling, exposed roof beams and oak flooring.

DINING KITCHEN

23'6" x 17'3" (7.16m x 5.26m)
With a comprehensive range of fitted units incorporating oak and cream fronts with granite work surfaces, a matching island unit with solid wooden worktop and breakfast bar, an inset circular sink and a built in microwave. There is also a Range Master Range Cooker with matching splashback and cooker hood over, an American style larder fridge freezer, a ceramic Belfast sink, integrated dishwasher, travertine tile flooring, spotlights to the ceiling, and front and rear entrance doors, both leading out onto patio areas.

UTILITY ROOM

11'4" x 6'4" (3.45m x 1.93m)
With a good range of fitted cupboards incorporating work surfaces with an inset stainless steel sink, plumbing for an automatic washer, space for a tumble dryer, central heating boiler and travertine tile flooring.

FIRST FLOOR

LANDING

With exposed roof beams, downlights, access hatch to the roof space and one central heating radiator.

MASTER BEDROOM 1

11'4" x 17'9" (3.45m x 5.41m)
With a vaulted ceiling incorporating exposed roof beams and a truss, downlighting, eight door fitted wardrobes and one central heating radiator. This rooms enjoys a lovely rural outlook.

BEDROOM 2

11'7" x 6'11" (3.53m x 2.11m)
With a part vaulted ceiling incorporating exposed roof timbers, downlight and one central heating radiator. This rooms also enjoys a lovely rural outlook.

BEDROOM 3

11'7" x 6'10" (3.53m x 2.08m)
With a part vaulted ceiling incorporating exposed roof beams, free standing wardrobe with two sliding doors, downlight and one central heating radiator.

BEDROOM 4

12' x 6'8" (3.66m x 2.03m)
With a part vaulted ceiling and one central heating radiator.

BATHROOM / W.C.

11'10" x 6'6" overall (3.61m x 1.98m overall)
With a four piece white suite comprising a free standing twin ended slipper bath with mixer taps and a hand shower, an independent shower cubicle, vanity unit housing the wash hand basin, concealed cistern/w.c, and a ladder towel radiator.

OUTSIDE

The house is approached through a walled frontage which incorporates a hand gate, automatic double entrance gates and a wheelie bin enclosure. A gravelled driveway leads to a detached brick and tile built DOUBLE GARAGE (21'6" x 18'3") with twin automatic roller doors, a side personal door, upstairs leading up to a useful storage area, power and light laid on.

The Barn fronts onto an extensive BLOCK PAVED PATIO with delightful gardens beyond with a large lawn, well stocked borders and pathway leading to the garage. There is external lighting including two Victorian style "streetlights" and an outside power point. A second wide driveway / parking court leads alongside the house providing access to the rear where

the is another lawn, raised flower bed providing an array of freshly cut flowers, a Victorian styled vaulted greenhouse, a block paved patio, and external lighting including a "streetlamp".

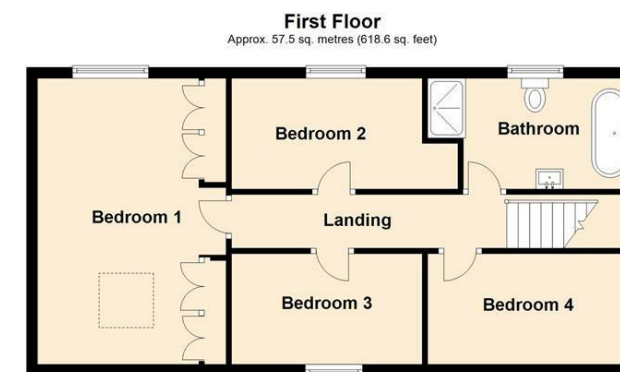
The driveway extends across the back of the property and leads to an area of woodland where there are two useful stores with power and light laid on. There is also a timber built summer house built in the woodland and beyond this is a large grass PADDOCK which enjoys a great deal of seclusion.

TENURE

The tenure of this property is understood to be freehold (confirmation to be provided by the vendor's solicitors) and vacant possession will be given upon completion at a date to be agreed.

EXTRAS

All fitted floor coverings, together with other fixtures and fittings detailed in these sales particulars, will be included in the sale price.



Total area: approx. 176.7 sq. metres (1902.4 sq. feet)

VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.