



**Lilac Farm Low Eggborough Road, Eggborough Goole DN14 0PJ**

**welcome to**

**Lilac Farm Low Eggborough Road, Eggborough Goole**

William H Brown are thrilled to present this stunning Four bedroom detached character property! Situated in the desirable village of Eggborough. This unique property is a must see! Call William H Brown Selby today to book your viewing!



William H Brown are proud to present this 4 bedroom detached character property situated in the desirable village of Eggborough. On entering this stunning property you will find on the ground floor a well equipped kitchen with beautiful exposed beams in keeping with the properties character and a utility room for your convenience. Continuing through the property you will find a lounge, dining room an additional reception room, plus a cinema room! Each with a unique fire place creating a warming feel. The property also benefits from a downstairs bathroom.

On the second floor you will find a generously sized master bedroom benefiting from its own staircase to the ground floor, The master room has an en-suite bathroom with a free standing bath, plus a walk in wardrobe. Exploring further you will find second staircase taking you to the landing of the first floor. Here you will find three ample sized bedrooms and a family bathroom with free standing bath and separate shower cubical.

Externally there is generous sized enclosed garden, a multi car driveway and garage with potential to convert into an annex.

Call us today to arrange your viewing for this beautiful unique property!



***view this property online*** [williamhbrown.co.uk/Property/SEL107671](http://williamhbrown.co.uk/Property/SEL107671)



### **Lounge**

16' 1" max x 21' 2" max ( 4.90m max x 6.45m max )

### **Kitchen**

8' 11" max x 16' 10" max ( 2.72m max x 5.13m max )

### **Utility Room**

4' 9" x 5' ( 1.45m x 1.52m )

### **Dining Room**

17' 11" max x 10' 5" max ( 5.46m max x 3.17m max )

### **Reception Room**

### **Cinema Room**

13' 6" max x 10' 4" max ( 4.11m max x 3.15m max )

### **Ground Floor Bathroom**

### **Landing**

### **Bedroom One**

Irregular Shaped Room 10' 6" max/restricted head height x 22' 11" max/restricted head height ( 3.20m max/restricted head height x 6.99m )

### **Walk In Wardrobe**

### **En Suite**

### **Bedroom Two**

12' 10" max x 14' max ( 3.91m max x 4.27m max )

### **Bedroom Three**

10' 9" max x 14' 2" max ( 3.28m max x 4.32m max )

### **Bedroom Four**

15' max/restricted head height x 9' 3" max/restricted head height ( 4.57m max/restricted head height x 2.82m max/restricted head height )



welcome to

## Lilac Farm Low Eggborough Road, Eggborough Goole

- Detached character property
- Cinema Room
- Four bedrooms
- Utility Room
- Garage

Tenure: Freehold EPC Rating: E

offers over

**£410,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SEL107671 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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