

Green Farm,
Everingham, YO42 4JF
£975,000



ABOUT THE PROPERTY

Green Farm is a remarkable village country property standing in approximately 3.3 acres of paddocks together with stables and outbuildings

The interior of the home is equally inviting, boasting a charming and characterful layout and seamlessly blends comfort and style. Having been sympathetically extended and fully refurbished over the years. From the welcoming entrance hall, high-quality breakfast kitchen to the expansive lounge with a log burner every corner exudes warmth and comfort.

Additional rooms include dining room, separate day and play room, home office/study, downstairs shower room and utility room.

Upstairs are four bedrooms, the impressive master bedroom suite offers a fantastic balcony which overlooks the formal gardens and land, three further bedrooms and house bathroom. Outside there are a variety of outbuildings, tandem double garage and three stables.

This home offers the perfect blend of countryside village living and modern convenience, making it an ideal choice for discerning buyers seeking a small holding or equestrian property.

Properties of this type seldom come onto the market. We urge you to view.







Tenure: Freehold
East Riding Of Yorkshire County Council
Band: F

ENTRANCE PORCH

1.16m x 1.73m (3'9" x 5'8")

A most welcoming entrance into this fine family home. Entered via timber front entrance door, timber framed sealed unit window to either side elevation and tiled flooring.

ENTRANCE HALL

2.11m x 5.19m (6'11" x 17'0")

Having stairs to the first floor accommodation, decorative ceiling coving, radiator and timber framed sealed unit window to the front and side elevation.

SITTING ROOM

4.07m x 7.36m (13'4" x 24'1")

An attractive room having three timber framed sealed unit windows to the side elevation, decorative coving to ceiling, dado rail, two radiators, two sealed unit arched windows and double doors offering scenic views over looking the formal gardens.

DINING ROOM

3.85m x 3.98m (12'7" x 13'0")

Timber framed sealed unit window to the front and side elevation, decorative beams, one wall light point and radiator.

BREAKFAST KITCHEN

4.60m x 5.36m (15'1" x 17'7")

Bespoke fitted kitchen with a range of floor and wall cupboards, granite work tops, pull out larder cupboard, Bosch sink unit with mixer tap, oil fired Aga for cooking and hot water set in brick surround, Neff dishwasher, Neff fridge/ freezer, Neff built in combination microwave, Neff induction hob, built in oven, coving to ceiling, under floor heating, tiled flooring and timber framed sealed unit to the side window elevation.

ENTRANCE LOBBY

Timber side entrance door and coat hooks

DOWNSTAIRS SHOWER ROOM

2.38m x 0.90 extending to 2.18m (7'9" x 2'11" extending to 7'1")

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, chrome ladder towel rail, coving to ceiling, tiled flooring and opaque timber framed sealed unit window to the side elevation.

UTILITY

1.58m x 2.09m (5'2" x 6'10")

Fitted cupboards, plumbing for washing machine, stainless steel sink unit, coving to ceiling, radiator and timber framed sealed unit window to the side elevation.

INNER LOBBY

2.34m x 1.82m (7'8" x 5'11")

Coving to ceiling, floor mounted oil boiler in concealed cupboard with hanging rail and light.

DAY ROOM

3.28m x 6.06m (10'9" x 19'10")

Timber framed arched sealed unit window to the side elevation, timber framed window to rear elevation overlooking the formal gardens, coving to ceiling and radiator.

PLAY ROOM

1.84m x 2.79m (6'0" x 9'1")

Timber framed sealed unit window to the side elevation, coving to ceiling and radiator.

STUDY

2.52m x 2.63m (8'3" x 8'7")

Arched sealed unit window to the side elevation, exposed brick, recessed lights, coving to ceiling, radiator and fitted shelving.

FIRST FLOOR LANDING

4.61m x 1.58m (15'1" x 5'2")

Two Velux windows and access to eaves storage and cupboard with hanging rail and shelf.

MASTER BEDROOM

4.22m x 4.96m extending to 7.58m (13'10" x 16'3" extending to 24'10")

A fantastic master bedroom suite having fitted cupboards with hanging rail, double doors to balcony, radiator, velux window to the side elevation and timber framed sealed unit window to the side elevation.

EN-SUITE SHOWER ROOM

2.47m x 3.30m max (8'1" x 10'9" max)

Fitted suite comprising vanity hand basin, low flush WC, good sized shower cubicle, chrome ladder towel rail, fitted mirror with light, double shaver point, laminate flooring and opaque timber framed sealed unit window to the side elevation.

BEDROOM TWO

5.04m narrowing to 2.36m x 3.77m (16'6" narrowing to 7'8" x 12'4")

Timber framed sealed unit window to the side elevation and radiator.

BEDROOM THREE

3.05m x 3.72m (10'0" x 12'2")

Stained glass window feature, timber framed sealed unit window to the side elevation and radiator.

BEDROOM FOUR

3.08m x 3.11m (10'1" x 10'2")

Timber framed sealed unit window to the side elevation, radiator and walk in wardrobe with hanging rail..

FAMILY BATHROOM

2.84m x 2.14m (9'3" x 7'0")

Fitted suite comprising heritage bath with mixer tap, bidet, low flush WC, pedestal hand basin large chrome ladder towel rail and timber framed sealed unit window to the side elevation.

OUTSIDE

Green Farm is situated along the Main Street in Everingham. Farm style timber gate to the gravelled driveway which leads to the outbuilding/stable.

There is a general purpose building/workshop and tandem double garage.

Attractive formal gardens which are laid to lawn with borders and rockery.

The property stands in approximately 3.3 acres of grass land, there are three stables with light and three separate paddocks which are all fenced.

The pond and wooded area attract plenty of wildlife, creating a serene and natural environment.

OUTBUILDING/STABLE

6.82m x 4.32m (22'4" x 14'2")

The useful outbuilding offers scope to convert subject to the necessary planning permissions being obtained.

Light and electric sockets.

GENERAL PURPOSE/WORKSHOP

2.30m x 4.35m (7'6" x 14'3")

Having light and electric sockets.

TANDEM DOUBLE GARAGE

10.82m x 3.78m (35'5" x 12'4")

Having electric up and over door, power and light is connected, access to loft and eaves storage.

STABLE 1

3.35m x 3.51m (10'11" x 11'6")

Having light.

STABLE 2

3.50m x 3.54m (11'5" x 11'7")

Having light.

STABLE 3

3.51m x 3.50m (11'6" x 11'5")

Having light.

ADDITIONAL INFORMATION;

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Green Farm is sold subject to, and with the benefit of, all existing wayleaves, easements and rights of way, whether public or private, whether specifically mentioned in these details or not. There is a public footpath which crosses the property along the southern boundary.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

SPORTING AND MINERAL RIGHTS

Sporting and Mineral Rights, in so far as they are owned, are included in the sale

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX BAND

East Riding of Yorkshire Council - Council Tax Band F.

BROADBAND

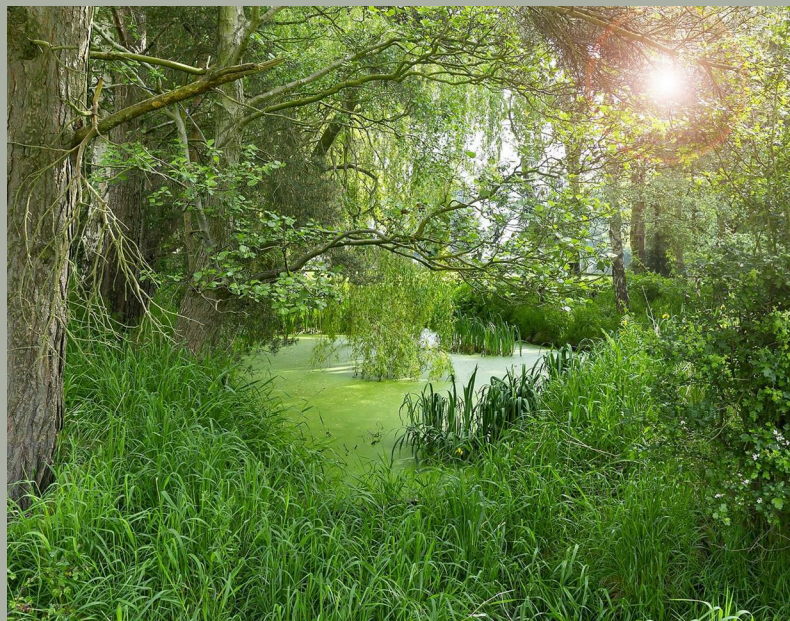
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

MOBILE

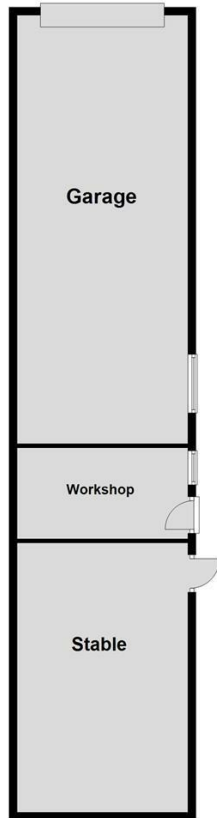
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

REFERRAL FEES

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First Floor

**AGENTS NOTES**

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

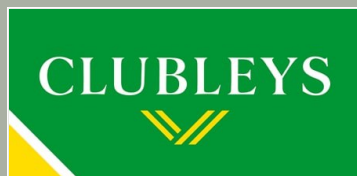
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmeffield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.