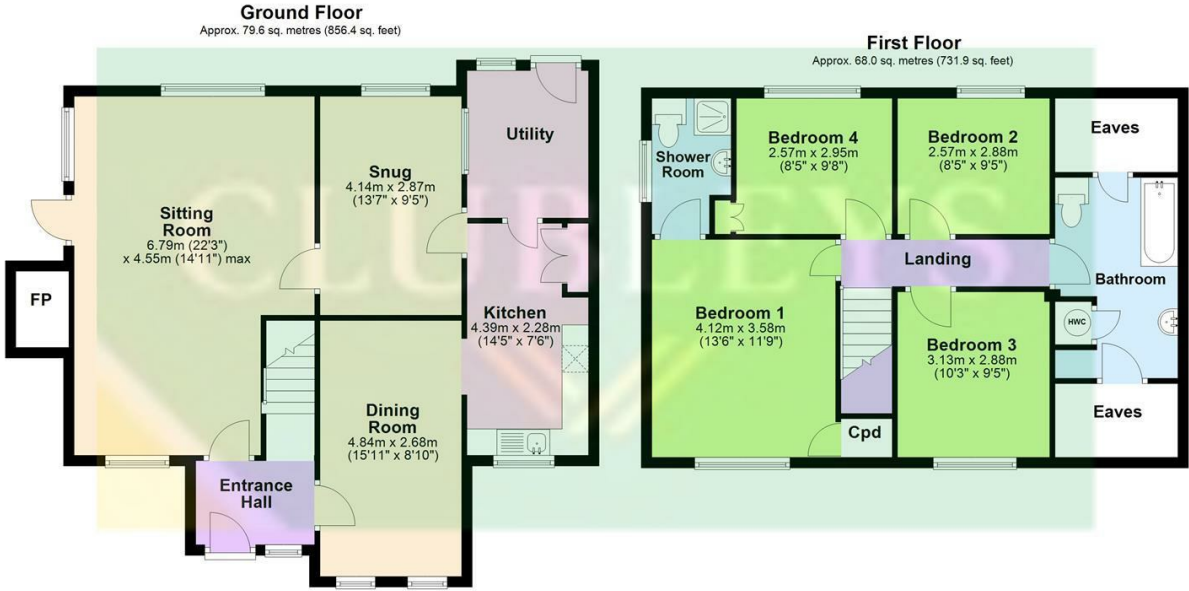




Orchard House, High Street,
Gribthorpe, DN14 7NT
£450,000



Total area: approx. 147.6 sq. metres (1588.2 sq. feet)

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

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.

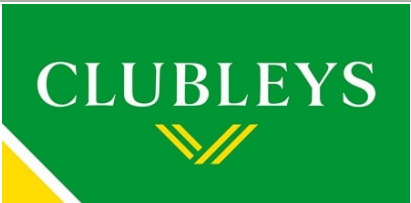
MATERIAL INFORMATION

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

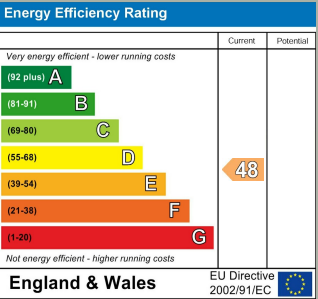
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmfiefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmfiefieldsolutions.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. Holmfiefield 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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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.



Nestled in the peaceful village of Gribthorpe, East Yorkshire, this four-bedroom detached home offers the perfect rural lifestyle with 2.37 acres of land, including a grass, fenced paddock, five stables, two barns, a garage and a store, ideal for equestrian or smallholding pursuits. The property boasts generous living space throughout, featuring a spacious dual-aspect sitting room, a kitchen and dining room, a utility, a snug, and an entrance hall with stairs to the first floor. Upstairs, you'll find four well-proportioned bedrooms, including one with an en-suite, plus a family bathroom. Surrounded by gardens to the front and rear, this is a rare opportunity to enjoy space, privacy and countryside living in a charming East Yorkshire location. East Riding of Yorkshire Council Band E, Tenure Freehold.

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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, radiator, ceiling coving, telephone point, stairs to first floor.

SITTING ROOM

6.79m x 4.55m (22'3" x 14'11")
Feature multifuel stove with tiled hearth and wood surround, TV aerial point, ceiling coving, radiator x 2.

SNUG

4.14m x 2.87m (13'6" x 9'4")
Radiator, coved ceiling.

DINING ROOM

4.84m x 2.68m (15'10" x 8'9")
Radiator, ceiling coving.

KITCHEN

4.39m x 2.28m (14'4" x 7'5")
Fitted with a range of wall and base units comprising work surface, 1.5 bowl sink unit, floor standing oil fired central heating boiler, extractor hood, partially tiled walls, pantry cupboard.

UTILITY ROOM

Plumbing for automatic washing machine, PVC rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, ceiling coving.

BEDROOM ONE

4.12m x 3.58m (13'6" x 11'8")
Radiator, ceiling coving, fitted cupboard.

EN SUITE

Three piece white suite comprising step in shower cubicle, wash hand basin set on vanity unit, low flush WC, laminate wood flooring, chrome heated towel rail, fully tiled walls, recessed ceiling lights, extractor fan.

BEDROOM TWO

2.57m x 2.88m (8'5" x 9'5")
Radiator, ceiling coving.

BEDROOM THREE

3.13m x 2.88m (10'3" x 9'5")
Radiator, ceiling coving.

BEDROOM FOUR

2.57m x 2.95m (8'5" x 9'8")
Radiator, ceiling coving, fitted cupboard.

BATHROOM

Three piece white suite comprising panel bath with mixer tap shower attachment, pedestal wash hand basin, low flush WC, partially tiled walls, cupboard housing hot water cylinder, eaves storage space, ceiling coving.

OUTSIDE

Set in 2.37 acres of land, including a grass, fenced paddock, five stables, two barns, a garage and a store.

STABLE / STORE / GARAGE

5.81m x 12.37m (19'0" x 40'7")
Block construction with tiled roof and concrete floor. Currently divided into one stable and four separate storage areas.

STABLES/ GENERAL PURPOSE BUILDING

17.12m x 6.97m (56'2" x 22'10")
Block construction with fibre cement cladding and fibre cement roof, concrete floor. Split into four separate stable areas and double height barn. Power and Light.

GENERAL PURPOSE BUILDING

13 x 8.78m (42'7" x 28'9")
Block construction with corrugated sheet roof, earth floor. Power and light.

ADDITIONAL INFORMATION

SERVICES

Mains water, electricity, oil central heating boiler and septic drainage.

APPLIANCES

No appliances have been tested by the Agent.

