



Main Road, Eastington, DN14 7XL

£380,000

Large, 5 double bedroom detached (approx. 2,000sqft). Very useful outbuilding (915sqft). Excellent garden plot (0.22 acres approx.). Convenient semi-rural location. Requires modernisation and maintenance – an excellent opportunity with potential.

Dales & Shires
ESTATE AGENTS

SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this substantial, 5 double bedroom, 3 bathroom family home on a large 0.22 acre plot (approx.), situated in this convenient and popular semi-rural location. Features include: generous proportions, gas central heating, double glazing, versatile layout options, scope to extend, plentiful natural daylight and some attractive rural views. The house and gardens do now require quite extensive modernisation and maintenance, so it offers superb potential for buyers wanting to create their own ideal home. We anticipate this property will appeal to a variety of buyers and we advise an early viewing to appreciate the size, location, views, outbuilding, plot size, potential and value.

PROPERTY SUMMARY

This is a rare chance to create your dream home, with vast space, excellent sunny gardens and opportunities to develop the outbuilding into an annex, home business or extra accommodation (subject to planning permission). Ideal for multi-generational living or an extra income. The accommodation layout includes 3 reception rooms, kitchen, utility and a lean-to garden room. Upstairs are 5 double bedrooms and 3 bathrooms. Externally there is plentiful off-street parking space and sunny aspect gardens (currently low maintenance and well fenced). The detached outbuilding offers several opportunities – perhaps as an annex, home business premises, or indeed in its current format as kennels.

LOCATION

This established and popular semi-rural location is conveniently situated, and along with the surrounding villages and towns (Eastrington, Gilberdyke, Howden, Goole) offers numerous and comprehensive local amenities and recreational facilities, including schools, restaurants, cafes, pubs, shops and supermarkets. There is also easy access into the attractive surrounding countryside, North York Moors, Wolds and the East Coast. There are excellent transport links (including the M62, M18 and mainline railway stations), making this area a popular choice with commuters.

DIRECTIONS

Sat Nav location: DN14 7XL.

GROUND FLOOR

Side entrance porch into a hallway with staircase up.

Lounge 17' 2" x 14' 5" (5.23m x 4.39m) max.

Front window, feature fireplace with log burner, and glazed double doors to both other reception rooms.

Dining Room 15' 7" x 11' 3" (4.75m x 3.43m)

Ideal as a formal dining room (though also potential to make the rear rooms into an impressive open-plan space). Side window and rear PVCu French doors.

Family Room 12' 4" x 8' 7" (3.76m x 2.61m)

Front and side windows. Additional door to the hall.

Kitchen 16' 7" x 8' 6" (5.05m x 2.59m)

Good sized fitted kitchen with side and rear windows.

Utility 11' 10" x 5' 11" (3.60m x 1.80m)

A large and useful utility space with worktop, sink and space for appliances.

Garden Room 19' 0" x 14' 0" (5.79m x 4.26m) max L shaped.

A useful timber built lean-to structure, which has been glazed and decorated. Windows and door onto the garden.



FIRST FLOOR

Central landing.

Bedroom One (+ en-suite) 12' 0" x 10' 9" (3.65m x 3.27m)
Double bedroom with side window, en-suite and built in wardrobes.

Bedroom Two (+ en-suite) 14' 0" x 12' 6" (4.26m x 3.81m) max.
Double bedroom with side window, en-suite and built in wardrobes.

Bedroom Three 11' 8" x 11' 8" (3.55m x 3.55m) max.
Double bedroom with front window, built in wardrobes and overstairs recess.

Bedroom Four 15' 0" x 9' 7" (4.57m x 2.92m) max.
Double bedroom with front window and built in wardrobes.

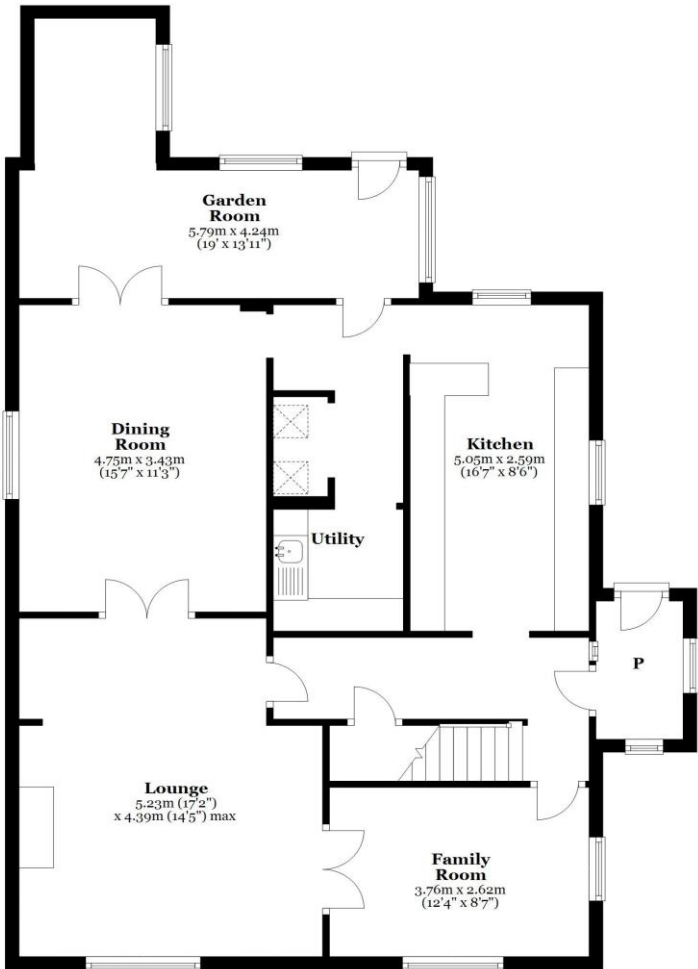
Bedroom Five 11' 5" x 7' 11" (3.48m x 2.41m)
Double bedroom with side window.

Bathroom 10' 10" x 5' 11" (3.30m x 1.80m)
Fitted bath suite with separate double shower cubicle.



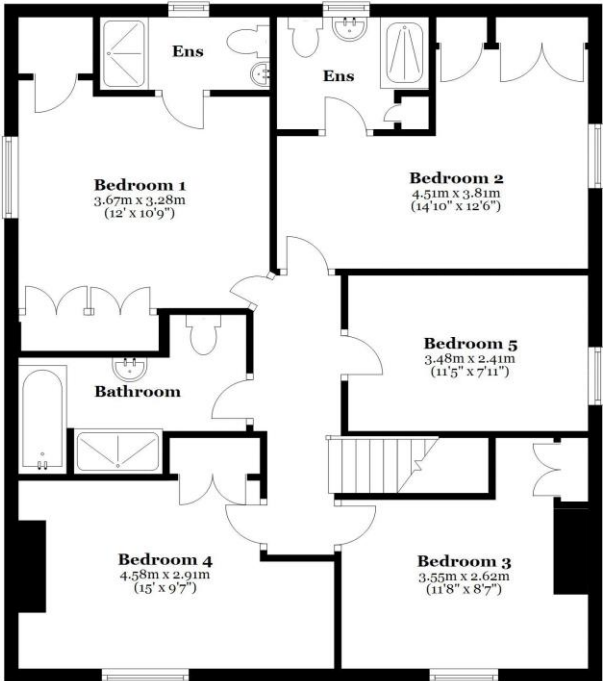
Ground Floor

Approx. 102.4 sq. metres (1102.3 sq. feet)



First Floor

Approx. 83.2 sq. metres (895.5 sq. feet)





OUTBUILDING (CURRENTLY KENNELS)

A most impressive building of approx. 915sqft, with PVCu windows and doors, power and lighting. Currently used as kennels, but easily converted to a variety of alternative uses if required.

OUTSIDE

The overall plot is an impressive 0.22 acres (approx.), which allows buyers to landscape and configure to their own requirements. With the main areas enjoying a southerly and westerly aspect, this is an ideal space for families and entertaining, whilst also having plenty of room for extending, parking, business premises or additional outbuildings (STPP).

PROPERTY TO SELL?

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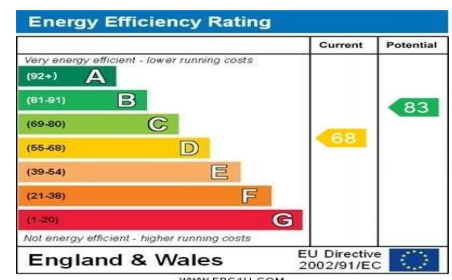
Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

Tenure: Freehold.

Council Tax Band: C.

These details were prepared / amended on: 14/03/2025



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Phone: 01423 20 60 60
E-Mail: sales@dalesandshires.com
Web: www.dalesandshires.com
Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

