



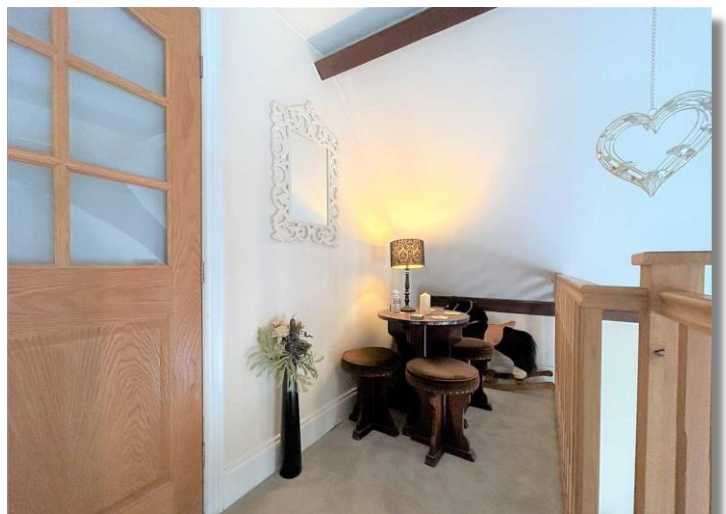
## The Chapel School House, Farrishes Lane, South

OIRO £340,000



- Converted Historic Chapel School House
- Fully Landscaped Private Gardens to the Front and Side of the Property
- First Floor Master Bedroom With Open Plan En-Suite
- Two Double Bedrooms To The Ground Floor
- Family Bathroom
- Superb Main Lounge With Vaulted Ceiling and Log Burner
- Two Gravel Driveways
- Detached Garage & Timber Workshop
- Semi - Rural Location

Bell Watson are delighted to market and present the historic Chapel School House which is full of character and charm for sale in South Ferriby. This beautifully restored building briefly comprises an entrance hallway, large vaulted ceiling lounge, dining room, modern kitchen and two double bedrooms to the ground floor with an oak staircase taking you to a galleried landing leading to the master suite. The private gardens to the front and side have been fully landscaped and provide two gravel driveways, a detached garage and substantial timber workshop. This property must be viewed to fully appreciated this truly stunning home.



## **LOCATION**

South Ferriby is situated on the A1077 a short distance from Barton upon Humber and the Humber Bridge. There are road connections to Scunthorpe, Hull and the motorway network. Humberside Airport is approximately twenty minutes' drive away and there is main line railway access at Barnetby, approximately ten minutes' drive. Within the village is a post office/shop, Primary school, Parish church and two public houses.

## **ACCOMMODATION**

Having previously been the village chapel school this historic building has been sympathetically renovated inside and out to maintain its original charm and features. The property is arranged over two floors and comprises.

## **ENTRANCE HALL**

Approach the property via a pathway leading to a canopied porch and enter through the uPVC double glazed french doors into a bright gallery hallway having wood panels to the lower walls, two uPVC double glazed windows, two pendant lights to the ceiling, two central heating radiators and carpeted flooring.

## **LOUNGE 6.37m (20' 11") x 6.36m (20' 10")**

This characterful main reception area with vaulted ceiling having original beams enjoys triple aspect views via uPVC double glazed windows and a beautiful feature dual fuel cast iron burner which is set upon a slated hearth with tiled surround. A stunning solid oak staircase leads to a gallery landing and master bedroom. There are two central heating radiators and carpeted flooring.

## **KITCHEN 3.84m (12' 7") x 2.90m (9' 6")**

A modern and well appointed kitchen having a range of high and low level units with butcher block effect worktop and tiled splash backs incorporates a fridge, freezer and dishwasher. There is an under counter recess and plumbing for a washing machine and a free standing Rangemaster having a matching extractor over. There is spotlighting to the ceiling, a uPVC double glazed window to the rear aspect and tiled flooring. A uPVC external door opens to the garden. The Ideal combination boiler can be located here and is concealed in a matching kitchen cupboard.

## **DINING ROOM 5.14m (16' 10") x 3.42m (11' 3")**

This additional reception room is great in size with a uPVC double glazed window to the rear aspect and has a central heating radiator, ceiling light and laminate flooring.

## **UTILITY SPACE 2.91m (9' 7") x 1.36m (4' 6")**

Providing wall mounted units, countertop with recess under for a tumble dryer, a pendant light to the ceiling, central heating radiator and carpeted flooring.

## **GALLERY LANDING**

A carpeted oak staircase takes you to a gallery landing and provides access to the master suite.

## **MASTER BEDROOM 6.34m (20' 10") x 3.27m (10' 9")**

Being open plan to the en-suite having fitted wardrobes across one wall, a pendant light and velux window to the ceiling, a vertical central heating radiator and laminate flooring

## **EN-SUITE SHOWER ROOM**

Fully fitted with a combination unit incorporating a wash basin and WC along with ample storage and vanity unit. The mains shower enclosure is fully tiled and there is spot lighting to the ceiling.

## **DOUBLE BEDROOM TWO 3.77m (12' 4") x 3.13m (10' 3")**

To the ground floor having a uPVC double glazed window to the front aspect, a pendant light to the ceiling and wood panelling to the walls. There is a central heating radiator and carpeted flooring.

## **DOUBLE BEDROOM THREE 3.73m (12' 3") x 3.10m (10' 2")**

To the ground floor having a uPVC double glazed window to the front aspect, a pendant light to the ceiling and wood panelling to the walls. There is a central heating radiator and laminate flooring.

## **BATHROOM 2.79m (9' 2") x 2.22m (7' 3")**

A stylish, white 4 piece suite incorporates a tiled corner enclosure with mains rainfall and hand held shower heads, a bathtub, a pedestal wash basin with chrome mixer tap and close coupled WC. There is spot lighting to the ceiling, 2 uPVC obscure double glazed windows to the side aspect, a chrome heated towel rail and tiled flooring.

## **WORKSHOP 6.68m (21' 11") x 3.03m (9' 11")**

There is a newly erected timber framed workshop to the side of the property having double doors and windows to the front.

## **OUTSIDE**

The current owners have recently landscaped the gardens which are to the front and side of the property with a gravelled area with pond and patio laid with indian sandstone. This area also enjoys well established apple and pear trees and a variety of herbs. The front garden is mainly laid to lawn with mature flower beds and a gravelled driveway which leads to the detached garage with up and over door and benefits having lighting and power. The gardens are fitted with lighting, outside water taps and power points.

## **SERVICES (not tested)**

Mains gas, electricity, water and drainage are all understood to be connected to the property.

## **FIXTURES AND FITTINGS**

All built in appliances, light fittings and floor coverings are all to be included within the sale of the property.

## **COUNCIL TAX**

The Council Tax Band for this property is Band E as confirmed by North Lincolnshire Council.

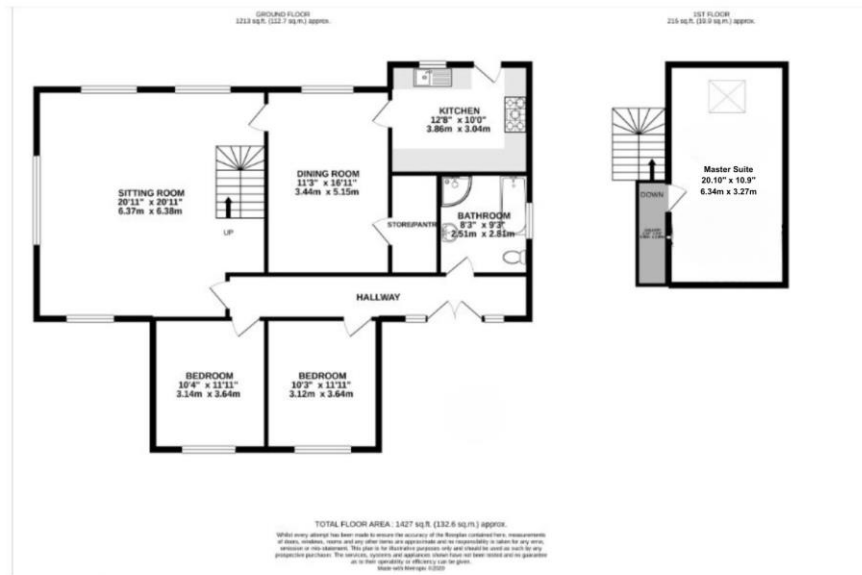
## **VALUATION**

IF YOU ARE THINKING OF SELLING YOUR PROPERTY, OR WOULD LIKE ADVICE ON MARKETING YOUR HOME, PLEASE CALL BELL WATSON 01652 655151 FOR A FREE MARKET OPINION









**PROPERTY MISDESCRIPTION**

Conditions under which particulars are issued: Bell Watson & Co - for themselves and for their vendors or lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of the intending purchasers or lessees and do not constitute, or constitute part of an offer or contracts: ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith but without responsibility on the part of the vendor, lessor, Bell Watson & Co or their employees. Any intending purchaser or lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: iii) no person in the employment of Bell Watson & Co has any authority to make or give representations or warranty whatsoever in relation to the property; iv) all rentals and prices are quoted exclusive of VAT where applicable; v) Bell Watson & Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must read on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.