



High Street

£395,000

Barmby-on-the-marsh DN14 7HT

FREEHOLD

****REDUCED PRICE**** 'Fairfield Farmhouse' is a delightful period property, which dates back to the 1740's and retains a wealth of character including original fireplaces, exposed ceiling beams and period internal doors. The property is located in the popular village of Barmby on the Marsh, home to the popular Lorenzo's restaurant/public house and also close to Barmby barrage, where you can enjoy lovely walks along the River. The property offers spacious, three bedroom, family accommodation together with an extremely useful loft room which is currently used as a gym and for storage. Externally there is an attractive landscaped garden together with a double garage, off street parking, home office, wood store/workshop and a garden store. A viewing is recommended to appreciate the property on offer.

EPC: D



- Period detached property
- Dates back to 1740's
- Retains a wealth of character
- Spacious family accommodation

Entrance Hall

Turned open spindle stairway leading to the first floor. Full height ceiling. One central heating radiator.

Lounge

Exposed brick fire recess housing a wood burning stove. Timber effect flooring. Patio doors leading out to the rear garden. Exposed ceiling beams. Two central heating radiators.

Dining Room

Exposed brick inglenook fireplace with raised hearth and beam over, housing a multi fuel burning stove. Exposed ceiling beams and one central heating radiator.

Kitchen/Breakfast Room

A range of fitted base and wall units finished in timber effect and having high gloss laminated worktops. The units incorporate a one and half bowl single drainer sink and an integrated dishwasher. Plumbing for a washing machine. Tiled cooker recess. Wall mounted gas boiler. Quarry tiled floor. Inset ceiling lights. Exposed ceiling beam.

Rear Entrance

Under stairs storage cupboard. Quarry tiled floor. Exposed ceiling beams. Rear access door. One central heating radiator.

Cloakroom

White suite comprising a low flush w.c. and a wash hand basin. Quarry tiled floor. Extractor fan and inset ceiling lights.

Landing

Bedroom One

To the front elevation. Period fireplace. Built in storage cupboard. Exposed ceiling beams. One central heating radiator.

Bathroom

White suite comprising a free standing contemporary bath with central mixer tap and shower attachment. Double walk in, fully tiled shower enclosure with waterfall shower. Vanity wash hand basin and a low flush w.c Ceramic tiled floor. Airing cupboard containing the cistern tank. Exposed ceiling beam. One period style radiator/towel rail. Inset ceiling lights.

Bedroom Two

To the front elevation. Exposed ceiling beam. One central heating radiator.

Bedroom Three

To the rear elevation. Timber floor. One central heating radiator.

Loft Room

A stairway from the landing gives access to this useful loft room. Currently being used as a gym and for storage but has potential for a variety of uses.

OUTSIDE

Double Garage

Double garage with twin roller shutter access doors and a side personnel door. Power and lighting.

Workshop

Wood store/workshop. Brick built. Power and lighting.

HOME OFFICE

A very useful home office constructed of composite and timber and having its own telephone and internet line. Wall mounted electric heater.

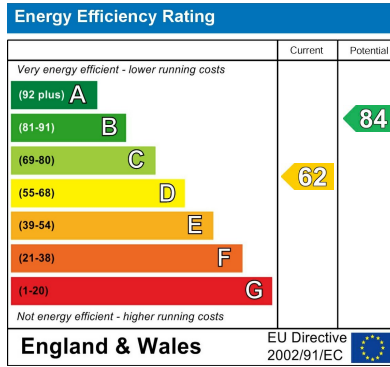
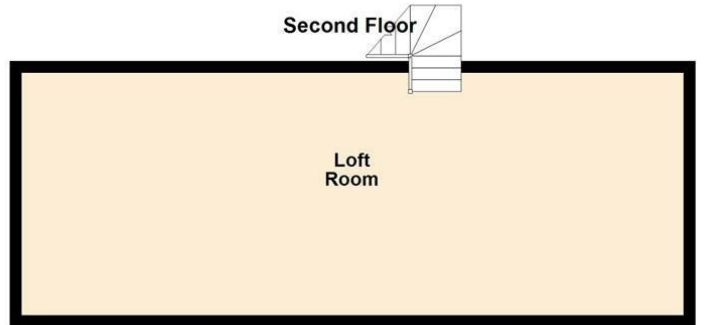
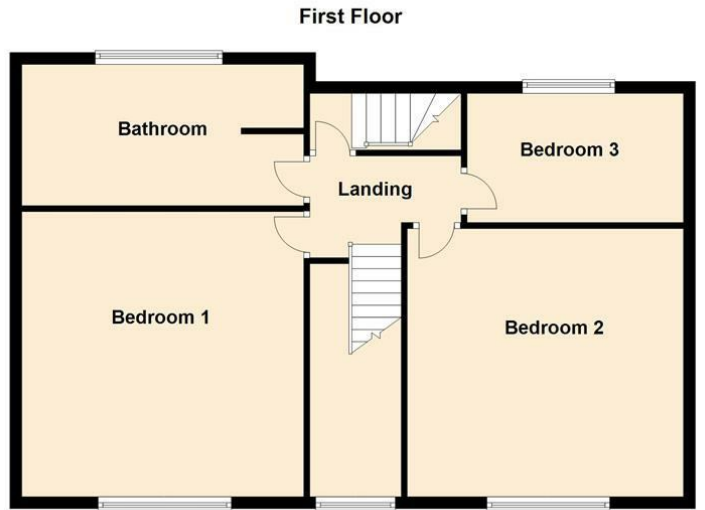
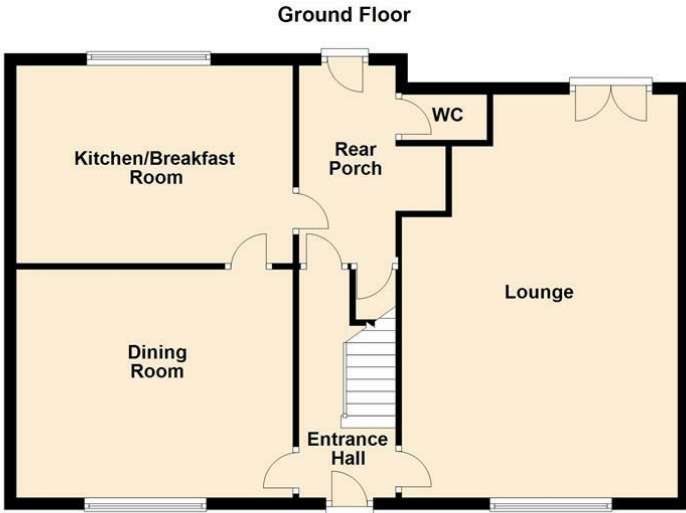
Garden Store

Brick built.



- 3 bedrooms • Delightful house bathroom • Extremely useful loft room • Landscaped gardens & parking • Double garage & home office • Two stores. Viewing recommended





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Howden Office Sales
 25 Bridgegate
 Howden
 East Yorkshire
 DN14 7AA

01430 431201
 howden@screetons.co.uk
 www.screetons.co.uk

