



The Hope & Anchor Blacktoft Lane Blacktoft DN14 7YW

£395,000

FREEHOLD

We are pleased to welcome to the market this rare property which is believed to date back to 1829.

The property currently offers flexible accommodation with a large bar area, conservatory, dining area and kitchen. To the upstairs there is a three bedroom, self contained apartment with a separate kitchen and sitting room. To the outside there is a driveway which leads to the substantial parking area, a grassed area to the side and one to the rear leading onto the riverbank. The Hope and Anchor has the benefit of residential planning permission to convert the main bar area into a large lounge and the gents W.C into a study. It is therefore, as agents we would recommend an internal inspection to fully appreciate what this property has to offer.

EPC:



- Detached property
- Situated in a sizeable plot
- Large parking area
- Gardens to the side and rear
- Impressive views over the River Bank

Entrance

Entrance hall with ladies and gents toilet facilities.

Main Bar Area

Partial ceramic tiled flooring and carpet.

Side access door providing access to the side garden

Three central heating radiators

Access to one of the two cellars

Inner Lobby

Providing access to the conservatory and a separate doorway which leads to the first floor accommodation.

One central heating radiator.

Conservatory

Constructed of brick and Upvc with a perspex roof and ceramic tiled flooring.

Double doors from the conservatory provide access to the river bank at the rear.

Four central heating radiators.

Dining Room

A well proportioned dining room with engineered oak flooring, exposed feature brick fireplace with an open chimney.

Double doors provide access to the kitchen

Two central heating radiators.

Main Kitchen

Washroom 6'7 x 7'7

Prep / storage room 4'6 x 8'2

Walk in, commercial fridge. Rear entrance and disabled toilet.

First Floor Accomodation

Kitchen

Accessed from the main landing and comprises of modern, fitted units with laminate worktops, 1 1/2 composite sink, four ring ceramic hob, integrated oven, integrated fridge / freezer and integrated dryer.

There is a side access door leading to an external stair way / fire escape. One central heating radiator.

Sitting Room

A sizeable sitting room, which enjoys pleasant views of the river bank at the rear.

Bedroom One

To the front elevation.

Bedroom Two

To the front elevation. One central heating radiator.

Bedroom Three

To the front elevation. One central heating radiator.

Bathroom

House bathroom comprising of a panelled bath with mixer tap shower connection, W.C, hand wash basin and one central heating radiator. The walls are fully tiled.

Outside

The property is accessed via a drive way from the road. It should be noted that the neighboring property has a vehicular right of way over the drive way to access their property.

There is a sizeable car park which is laid to gravel.

Purchasers should note that the garden to the side of the property is let on a long term lease from Associated British Ports.

The rear of the property benefits from access to the river bank.

Planning Consent




- Approved Planning Permission for Residential Use
- Three bedroom first floor living accomodation
- Fantastic Potential
- Viewing Highly Recommended

Planning permission to change the use of the Hope & Anchor from a public house to a residential dwelling was approved on 9th February 2023. The application allows for the main bar area to be re-purposed into a large Lounge and the Gents W.C. converted into a Study.

Application No: 22/01020/PLF East Riding of Yorkshire Council





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

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

