



## Summerfield High Street Barmby-On-The-Marsh DN14 7HU

Reduced To £560,000

**FREEHOLD**

'Summerfield' is a substantially extended, detached family home standing on a generous plot, which extends to approximately 1 acre and is located within the village of Barmby. The property, which was extended in 2015, now offers extremely spacious, five bedroom accommodation, with a delightful sitting room on the first floor which benefits from a veranda overlooking the attractive gardens. Externally the property also has much to offer including ample parking, double garage, landscaped gardens, variety of fruit trees, workshop, garden stores and greenhouses. A viewing is highly recommended to fully appreciate the extent of the property on offer.



- Substantially extended detached property
- Extension was done in 2015
- Spacious family accommodation

## Description

The property has the benefit of gas central heating and UPVC double glazing and offers accommodation comprising;

### Entrance Porch

6'9" x 6'8"

Ceramic tiled floor.

### Reception

23'8" x 20'3 max

Large spacious reception area having a stone effect fire surround with marble mantle and hearth housing an open fire. Two feature arched windows and one central heating radiator.

### Inner Hall

17'6" x 3'8"

### Bedroom One

14'8" x 15'4"

To the rear elevation. Range of wardrobes. One central heating radiator.

### En-Suite

6' x 8'9"

White suite comprising a corner shower cubicle with laminate wet walls, vanity wash hand basin, bidet and a low flush w.c. with concealed cistern. Range of fitted storage units. Heated towel rail. Ceramic tiled floor.

### Bedroom Two

14'7" x 15'1"

To the front elevation. Range of wardrobes. One central heating radiator.

### Bedroom Three/Office

8'8" x 11'3"

To the side elevation. One central heating radiator.

### Lobby

14'4" x 9'8"

Feature timber and glass stairway and bannister leading to the first floor with under stairs storage cupboard. Arch window.

### Utility

14'4" x 9'8"

Range of fitted units finished in Cashmere with laminated worktops and tiled work surrounds. Single drainer stainless steel sink. Plumbing for an automatic washing machine. Wall mounted 'Worcester' gas boiler. One central heating radiator. Access door leading into the garage.

### Rear Porch

4'1" x 9'5"

Door giving access to the garden room. Walk in cloaks cupboard.





- Three reception rooms one with a veranda
- Five double bedrooms
- Generous plot extending to approximately 1 acre

### W.C.

3'9" x 5'6"

Coloured suite comprising a pedestal wash hand basin and a low flush w.c. Tiled splash back and one central heating radiator.

### Kitchen/Dining/Family Room

20'3" x 26'1"

A range of fitted base and wall units finished in timber effect laminate and having high gloss laminate worktops and tiled work surrounds. Double drainer stainless steel sink. Plumbing for a dishwasher. Concealed extractor fan. Inset ceiling lights. Wall mounted gas fire. One central heating radiator. Patio doors leading out to the gardens.

### Garden Room

21'2" x 13'7"

Exposed brick walls and a pitched roof. Ceramic tiled floor. Patio doors leading out to the gardens.

### Galleried Landing

Glass panelled bannisters. Access to the loft space, which has a loft ladder, is partially boarded and has a light. Walk in airing cupboard containing the pressurised cistern tank. Double doors leading in to the sitting room.

### Sitting Room

20'2" x 18'2"

Contemporary inset log effect gas fire. Access to eves storage which is fully boarded and has a light. One central heating radiator. Bi fold doors leading out onto a covered veranda, which enjoys views over the garden and land beyond.

### Bathroom

12'4" x 6'2"

White suite comprising a panelled bath with tiled surround, vanity wash hand basin with cupboard below, low flush w.c. and a bidet. Shower cubicle with main shower and laminate wet wall panelling. Heated towel rail. Ceramic tiled floor. Walls tiled to half height.

### Bedroom Four

9'9" x 15'1"

To the front and side elevation. One central heating radiator.

### Bedroom Five

15' x 9'9"

To the front elevation. One central heating radiator.

### Double garage

18'3" x 21'

Twin up and over doors one being electrically controlled. Power and lighting.



- Delightful gardens and views to the rear over open countryside
- Double garage
- Ample parking
- Workshop, garden stores & greenhouses.

## Grounds

The property stands in extensive, fully enclosed, landscaped grounds with mature hedging and trees. There is a good size patio area and substantial lawned gardens, extending all the way down to the rear boundary where there are a variety of fruit trees.

Approximately half way down the garden there is a vehicular entrance, to the left hand side, which is gained from a public lane at the side of the property, this leads into an area of hard standing. There is also a timber garden shed, two greenhouses, one with the benefit of electric and a poly tunnel. The garden also has the benefit of a 4000 gallon water tank which collects rain water. To the front there is a substantial block paved driveway providing parking for several vehicles.

## Workshop

11'5" x 11'7"

Timber construction. Power and lighting.

## Outbuilding

This is divided into 4 garden stores which measure the below and could potentially be used as stabling.

Store 1 - 9'3" x 9'4"

Store 2 - 9'4" x 9'3"

Store 3 - 9'4" x 8'

Store 4 - 9'4" x 7'7"

## Drainage Rates

There are drainage rates payable to the lower Ouse and Humber drainage Board. The annual payment for 2023/2024 was £11.28 Per annum.







## Additional Information

**Local Authority** - EROYC  
**Council Tax** - Band F  
**Viewings** - By Appointment Only

**Tenure** - Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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

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