



Thirtleby House High Street Eastrington DN14 7PH

£499,999

FREEHOLD

Thirtleby House is a substantial, period, detached home located in the popular rural village of Eastrington, close to the market town of Howden. The property offers spacious, four bedroom family accommodation together with private gardens, large parking area and yard and a timber summer house. In addition there is a traditional, two storey, brick built barn, currently used for storage and as an entertainments room, however the barn offers huge potential for a variety of uses subject to obtaining the relevant planning consents. A viewing is highly recommended to appreciate the potential of the property on offer.

EPC: E



- Period detached family home • Popular village location • Spacious family accommodation • Four double bedrooms

Entrance Hall

Timber effect laminate floor. One central heating radiator.

Inner Hall

Dado rail. Turned spindle stairway leading to the first floor.

Office

Timber effect flooring. Decorative coving and ceiling rose. One central heating radiator. Double doors leading out to the rear garden. Double doors leading into the lounge.

Lounge

Timber fire surround with inset and an open grate. Bay window. Decorative coving and ceiling rose. Timber effect flooring. One central heating radiator.

Kitchen

Spacious kitchen with a range of fitted base and wall units in white and having laminated worktops. Housing unit containing an electric double oven. White one and half bowl single drainer sink. Breakfast bar. Ceramic tiled floor. One central heating radiator. Open aspect in to the Family/Dining Room.

Family/Dining Room

Fire recess with flagged hearth housing a wood burning stove. Decorative coving, ceiling rose and picture rail. Bay window. One central heating radiator.

Utility

Laminated worktop with white ceramic sink. Plumbing for a washing machine. Ceramic tiled floor. Rear access door.

Cloakroom

White suite comprising a wash hand basin and a low flush w.c. Timber clad walls to half height. Ceramic tiled floor. One central heating radiator.



Landing

Bedroom One

To the rear elevation. Timber effect flooring. One central heating radiator.

En-Suite

White suite comprising a panelled bath, fully tiled corner shower cubicle, pedestal wash hand basin and a low flush w.c. Fully tiled walls. Chrome heated towel rail. One central heating radiator. Extractor fan and inset ceiling lights.

Bedroom Two

To the rear elevation. One double built in storage cupboard and one single built in cupboard. Picture rail. One central heating radiator.

Bedroom Three

To the front elevation. Picture rail. One central heating radiator.

Bedroom Four

To the front elevation. Timber effect flooring. Access to the loft space. One central heating radiator.

Bathroom

White suite comprising a panelled bath, pedestal wash hand basin and a low flush w.c.

OUTSIDE

Traditional Brick Built Barn

Two storey barn divided into;

Ground floor

Room One - 16' x 9'



- En-Suite to one bedroom and a house bathroom • Large parking area • Private gardens • Timber summerhouse • Traditional brick built barn with potential for a variety of uses • Viewing recommended

Room Two - 14'5" x 16'2" - Quarry tiled floor. Stairway to first floor.

General Store - 16'3" x 9'5"

First floor

Entertainment Room - 25' x 16'

Store room - 10' x 16'2"

The barn has the benefit of a 3 phase power supply, Water and Gas.

The barn offers ample of potential for a variety of uses subject to obtaining the relevant planning consent. The vendors have had some drawings done for the barn by an architect to show an option for potential residential conversion. Please note there is currently no residential planning consent on the barn.

[Timber summerhouse](#)

Constructed of timber.

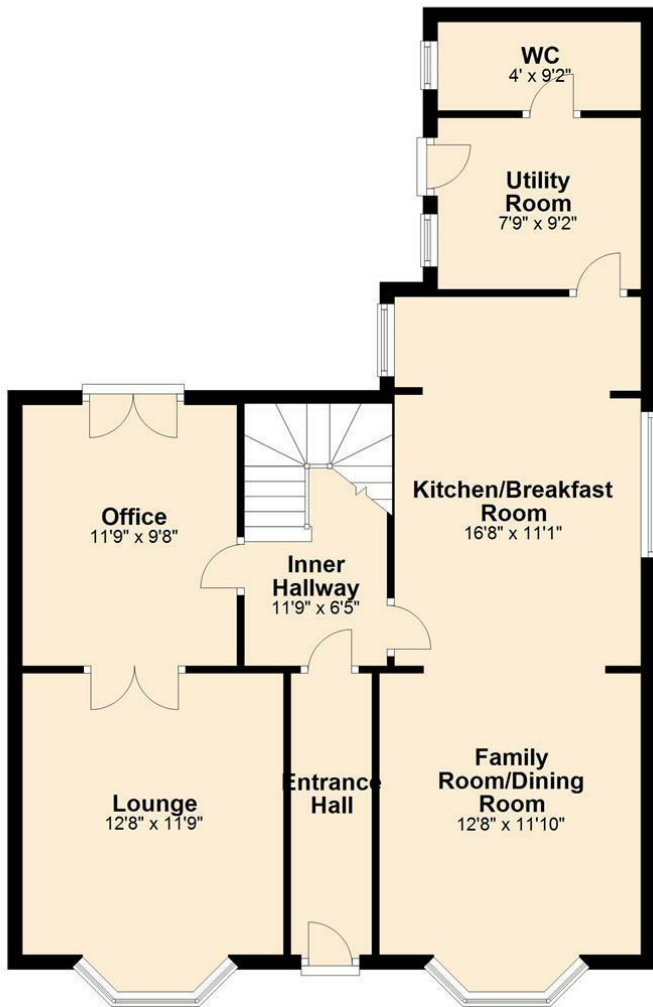
[Gardens](#)

Double timber gates provide access to a substantial concrete parking area and yard. Access to the barn is gained from the yard.

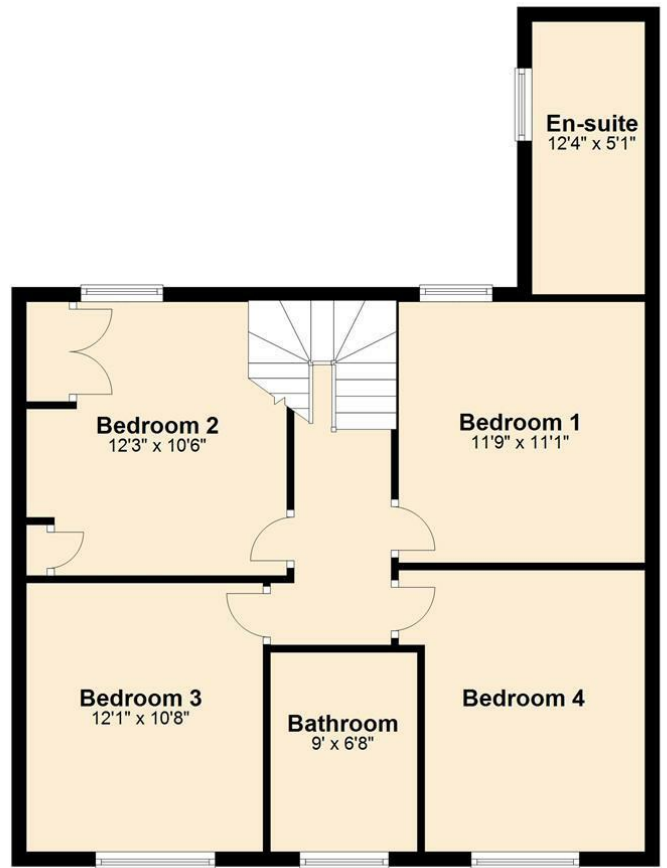
There are private lawned gardens with mature trees and shrubs together with a raised decked area, which gives access to the timber summer house and a paved patio area.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	43
(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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