



1 Barn Hill Farm

Howden DN14 7JP

Asking Price £345,000

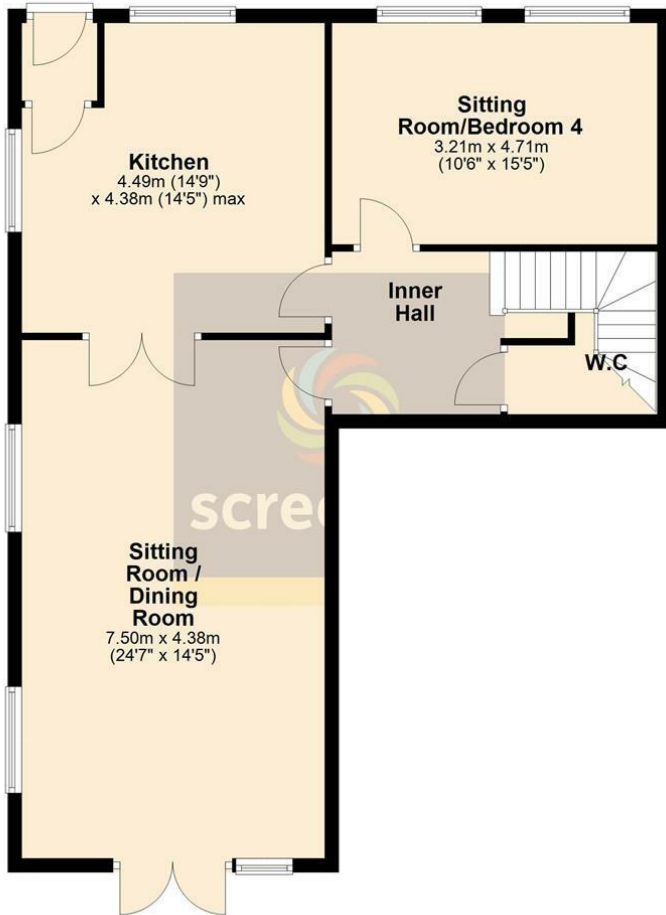
FREEHOLD

****NO ONWARD CHAIN**** We are pleased to welcome to the market this characterful and well-presented three/four bedroom, end terrace barn conversion that is located on the edge of the historic market town of Howden. The property has been thoughtfully updated and modernised by the current owners and benefits from a new roof that was fitted in 2023. Internally, the property comprises a spacious sitting/dining room with a large wood burner, a newly fitted modern kitchen with a central island and lobby area. There is also an internal hallway, W.C. and a second reception room that could be utilised as a 4th ground floor bedroom. Upstairs, there are three spacious bedrooms that all benefit from bespoke fitted wardrobes/storage, a main house bathroom and an en-suite to the master bedroom. Outside, the property occupies a substantial plot with plentiful off-street parking and a large fully enclosed, south-facing garden that has been landscaped and includes a paved seating area and a separate lawned area. An internal inspection is highly recommended to fully appreciate the spacious living accommodation this property has to offer.

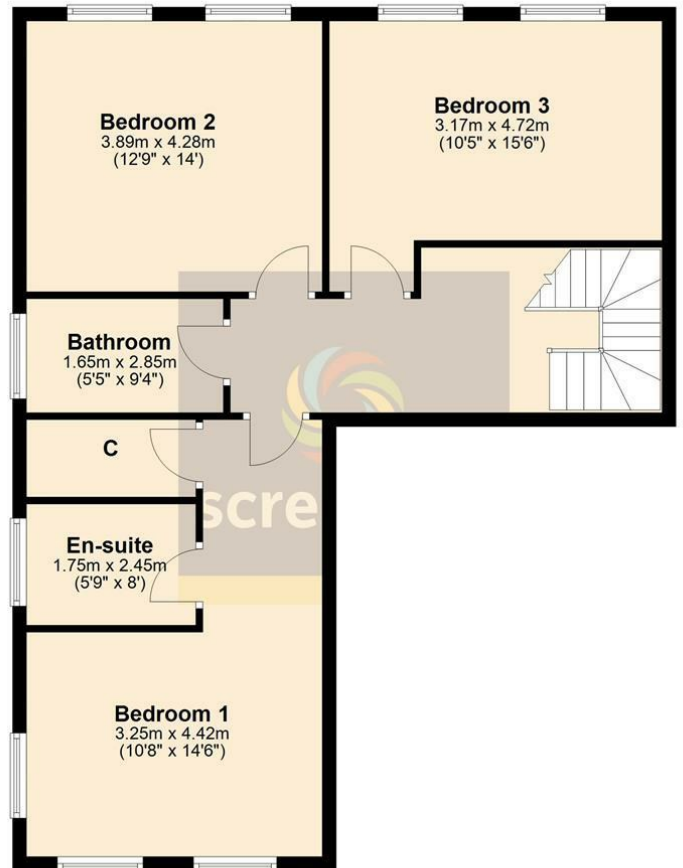
EPC: D




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A	60	80
(81-91) B		
(69-80) C		
(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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