



Manor House Farm, North Newbald, YO43 4TD  
Offers Over £294,000

Philip  
**Bannister**  
Estate & Letting Agents

# Manor House Farm, North Newbald, YO43 4TD

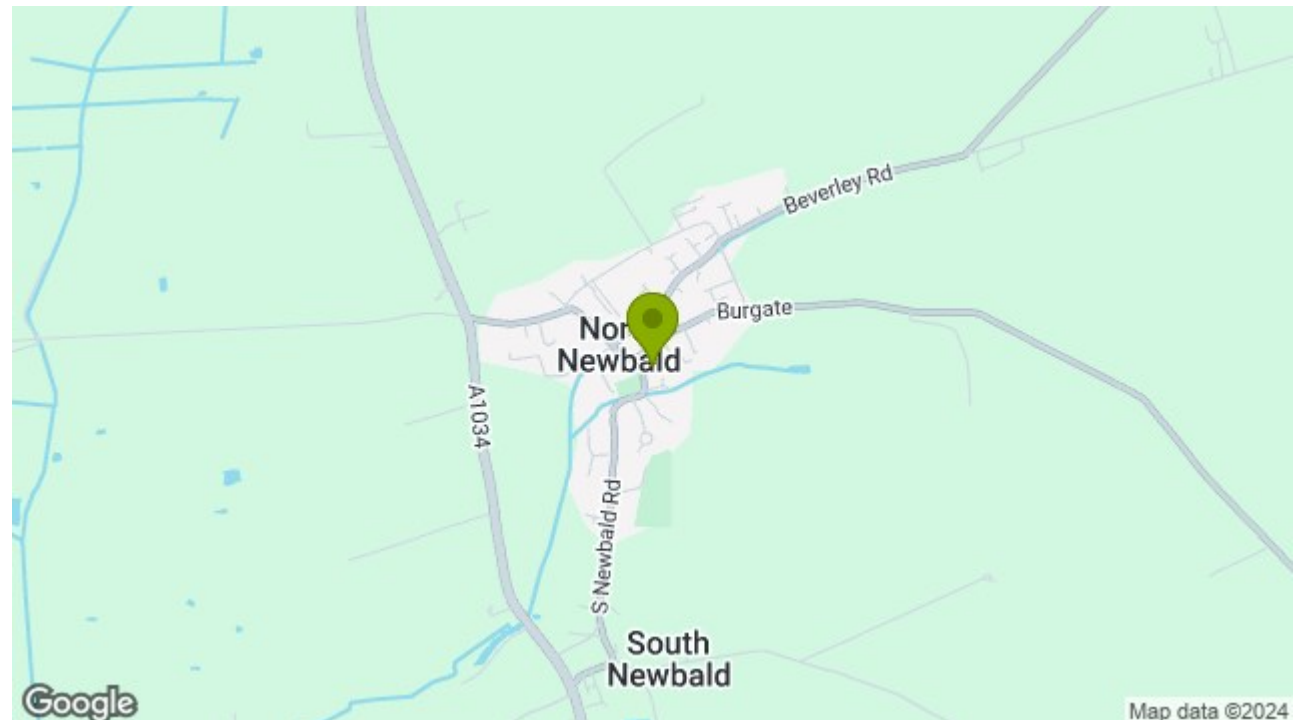
## Key Features

- Sympathetically Updated To A High Standard
- 2 Double Bedrooms
- Luxurious Bathroom & En-Suite
- Bespoke Kitchen & Snug
- Attractive Lounge With Stove
- Private Southerly Courtyard Garden
- Garage Within Courtyard
- Solar Panels Included
- EPC = E

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            | 77        |
| (55-68) <b>D</b>                            | 51                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Nestled close to the heart of a charming Yorkshire Wolds village, this stunning cottage-style barn conversion exemplifies refined rural living. Meticulously updated to an exceptional standard, the home retains its rustic charm while offering modern luxury. The beautiful façade, set within an attractive courtyard, hints at the elegance inside. The inviting lounge, with its beamed ceiling and log burning stove, exudes warmth and character, while the quality fitted kitchen seamlessly opens into a delightful snug, featuring a second log burner. This space effortlessly blends cosy comfort with sophisticated style.

The first floor continues to impress with two spacious double bedrooms, each adorned with fitted wardrobes and exposed timber beams, enhancing the property's historical charm. The luxurious en-suite and the lavishly appointed house bathroom complete the accommodation. Outside, the private rear courtyard, with its desirable southerly aspect, provides a perfect spot for outdoor enjoyment. Additionally, a garage offers convenient parking and extra storage. This property is a remarkable example of how traditional elements can be harmoniously integrated with contemporary updates to create a truly fabulous home.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE LOBBY

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

#### LOUNGE

15'7 x 12'11 (4.75m x 3.94m)

A beautifully appointed front facing reception room with exposed beams to the ceiling. The room focuses around a feature fireplace with a cast iron stove beneath a timber mantle. There is a wooden floor throughout and windows to the front end rear elevations.

#### BREAKFAST KITCHEN

17'1 x 9'6 max (5.21m x 2.90m max)

The stylish fitted kitchen comprises a comprehensive selection of shaker style wall and base units which are mounted with granite worksurfaces beneath a tiled splashback. A twin recessed sink unit with a swan neck mixer tap sits beneath a window to the front elevation, integral appliances include a dishwasher, washing machine, microwave and a drinks chiller. There is a free standing range cooker beneath a concealed extractor hood and there is space for an American fridge freezer. A wall mounted bespoke breakfast bar folds to create extra space in the connection between the kitchen a snug area. The wooden flooring continues from the hallway.

#### SNUG

6'8 x 15'9 (2.03m x 4.80m)

Positioned towards the end of the kitchen, this cosy area of the property features a cast iron stove mounted upon a granite hearth with a brick-slip backplate. There is a continuation of the wooden flooring and a stable door sits centrally within arched windows.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation. There is a window to the rear.

#### BEDROOM 1

12'2 x 8'5 (3.71m x 2.57m)

A double bedroom with exposed timber beam, fitted wardrobe, over-stair storage, wooden flooring, a window to the front elevation and an opening to:

#### EN-SUITE

A beautifully appointed shower room with a three piece suite comprising WC, countertop wash basin mounted upon a quartz worksurface and fitted storage unit, shower enclosure with 'rainfall' head, built-in TV and a tiled inset. There is a window to the front elevation, a heated towel rail and a built-in wardrobe.

#### BEDROOM 2

15'4 x 7'8 + wardrobes (4.67m x 2.34m + wardrobes)

A second double bedroom with fitted wardrobes, exposed timber beam, wooden flooring and windows to the front and rear aspect.

#### BATHROOM

The luxurious bathroom is fitted with a four piece

suite comprising WC, countertop wash basin mounted upon a quartz worksurface and fitted storage unit, shower enclosure with 'rainfall' head, separate handheld shower and a tiled inset, and a double end bath with central fill. There are exposed timber beams to the ceiling, partially tiled walls with a built-in TV, a window to the side elevation and a chrome heated towel rail.

### OUTSIDE

#### FRONT

To the front of the property there is a mosaic style stone footpath leading to the entrance door with a gravelled area to one side and to the other is a small planting bed and a ornamental pond.

#### REAR

An attractive courtyard garden is to the rear of the property which enjoys excellent privacy and a southerly aspect. A gated access leads from the passageway between the adjoining property, there is sandstone paving, timber fencing and a low level wall.

#### GARAGE

There is a single garage within a block accessed to one corner of the courtyard.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, LPG and drainage are connected to the property. There are also solar panels installed to the rear roof elevation - further details are available on request.

CENTRAL HEATING - The property has the benefit of a LPG fired central heating system to panelled radiators with individual smart thermostats.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.





CCTV - The property is installed with a CCTV and alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D . (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

We understand that the property is Freehold.

## VIEWINGS

Strictly by appointment with the sole agents.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral

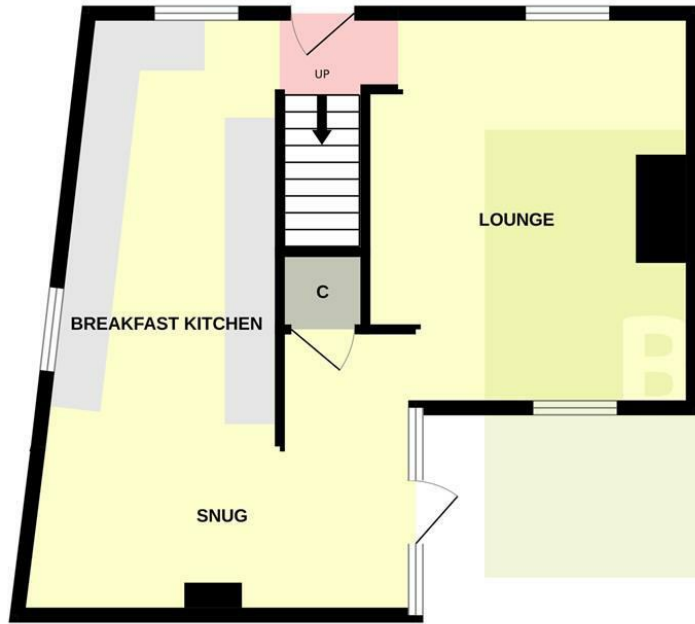
Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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