



The Avenue, High Hunsley, HU20 3UR
£600,000



Platinum Collection

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Set in a beautiful rural location, this stunning individual barn conversion offers approaching 2,500 sq ft of immaculately presented living space. Approached via a picturesque tree-lined driveway, the property includes ample off-street parking, a private side garden, and grounds extending to approximately 0.4 acres.

Inside, the home features a striking double-height entrance hall, a spacious lounge with a multi-fuel stove and French doors to the garden, and a show-stopping open-plan family living kitchen with high-end units and integrated appliances. Additional ground floor highlights include a cloakroom/WC, utility room, and a gym converted from the former garage.

Upstairs offers four generous double bedrooms, two luxurious en-suites, and a stylish Jack & Jill bathroom. Combining countryside charm with modern convenience and excellent transport links, this is a true lifestyle property not to be missed.



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Key Features

- Impressive Barn Conversion
- 4 Generous Double Bedrooms
- 3 Bath/Shower Rooms
- Rural Location With Good Road Links
- Spacious Lounge With Log Burning Stove
- Large Kitchen Family Room With High End Appliances
- Cloakroom, Utility Room & Gym
- Gardens & Tree Lined Driveway With Off Street Parking
- Council Tax = E
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The impressive range of accommodation spans two floors and is approaching 2500ft² of living space.

GROUND FLOOR

ENTRANCE HALL

An impressive entrance hall, accessed through a grand oak door, welcomes you into a stunning double-height space. A striking oak and glass balustrade staircase rises elegantly, drawing the eye upward and enhancing the sense of space. The hall is beautifully finished with sleek tiled flooring, warmed throughout by underfloor heating. Double doors open to both the lounge and the expansive dining kitchen, seamlessly connecting the heart of the home while maintaining a sense of flow.

CLOAKROOM/WC

The well appointed cloakroom features a WC, inset wash basin within a fixed unit which sits beneath an illuminating mirror.

LOUNGE

The expansive lounge features French doors that flood the space with natural light and open directly onto the garden, creating a seamless indoor-outdoor connection. A stunning log-burning stove serves as a striking focal point, adding warmth and character to the room. Underfoot, a solid oak floor runs throughout, enhanced by underfloor heating.

KITCHEN FAMILY ROOM

Double doors from the entrance hall open into the magnificent kitchen family room, a truly impressive space designed for modern living. The sleek kitchen features a highly contemporary range of wall and base units topped with Corian worksurfaces incorporating a breakfast bar and a moulded sink. A host of premium integrated appliances includes a SMEG combi microwave, fan oven with warming

drawer, wine fridge, fridge, freezer, and an induction hob with a striking extractor above. Windows fill the room with natural light, while a tiled floor extends through the kitchen, dining, and living areas, all warmed by underfloor heating.

INNER HALL

An interconnecting space with a striking oak and glass balustrade staircase leading to the first floor and having a useful storage cupboard beneath. A continuation of the tiled floor with underfloor heating runs throughout.

UTILITY ROOM

This useful utility room is both practical and stylish, fitted with sleek wall and base units topped with Corian worksurfaces and a moulded sink unit. There is space and plumbing for an automatic washing machine, room for a second undercounter appliance, and a built-in cupboard offering valuable additional storage. The tiled floor continues with underfloor heating.

GYM

A versatile space which is currently utilised as a gym/games room. This former garage has been expertly converted and features bi-folding doors to the front and a personnel door to the rear.

FIRST FLOOR

LANDING

An open landing with a galleried design overlooks the space below through glass balustrades, creating a sense of openness.

BEDROOM 1

The spacious primary bedroom of generous proportions and comprehensive fitted wardrobes that provide ample storage while maintaining a clean, uncluttered aesthetic. Two Velux skylights flood the room with natural light.

EN-SUITE

This luxurious en-suite bathroom boasts a beautifully appointed four-piece suite, including a sleek wall-hung wash basin, contemporary WC, elegant free-standing bath with central fill, and a spacious walk-in shower area. A tiled floor adds style and practicality, complemented by a heated towel rail. A Velux skylight allows natural light to pour in to the room.

LANDING

An impressive landing filled with natural light through a Velux skylight. The light flows through the glass balustrade from the oak staircase.

BEDROOM 2

The second double bedroom features a comprehensive selection of fitted wardrobes that provide excellent storage while maintaining a streamlined look. A Velux skylight brings in an abundance of natural light and there is access to en-suite facilities.

EN-SUITE

A beautifully appointed en-suite which includes a WC, inset wash basin within a vanity unit and a large walk-in shower area with tiled inset and a thermostatic "rainfall" head. There is tiling to the floor and a heated towel rail.

BEDROOM 3

A spacious double bedroom of generous proportions, flooded with natural light through a Velux window. A built-in cupboard allows for excellent storage.

JACK 'N' JILL BATHROOM

The luxurious Jack and Jill bathroom features a sleek countertop wash basin, a modern WC, and a stylish bath equipped with a central fill, thermostatic shower, glass shower screen and inset tiling. There is tiling to the floor and a heated towel rail.



BEDROOM 4

This spacious double bedroom is thoughtfully designed with fitted wardrobes providing ample storage, the room also benefits from convenient access to additional built-in storage and through a Velux skylight.

OUTSIDE

The property boasts excellent outdoor space, including two block-paved driveways providing ample off-street parking. The secure rear garden is a standout feature, offering a generous lawn, a secluded patio area accessed directly from the lounge, perfect for relaxing or entertaining, and a gravelled section at the bottom of the garden which houses a large summer house. Additional storage is available via a container positioned adjacent to the driveway.

GENERAL INFORMATION

SERVICES - Mains water and electricity are connected to the property. Drainage is via sewage treatment plant.

CENTRAL HEATING - The property has the benefit of a oil fired central heating system to panelled radiators. The ground floor is supplied with underfloor heating.

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

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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.

VIEWING

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.

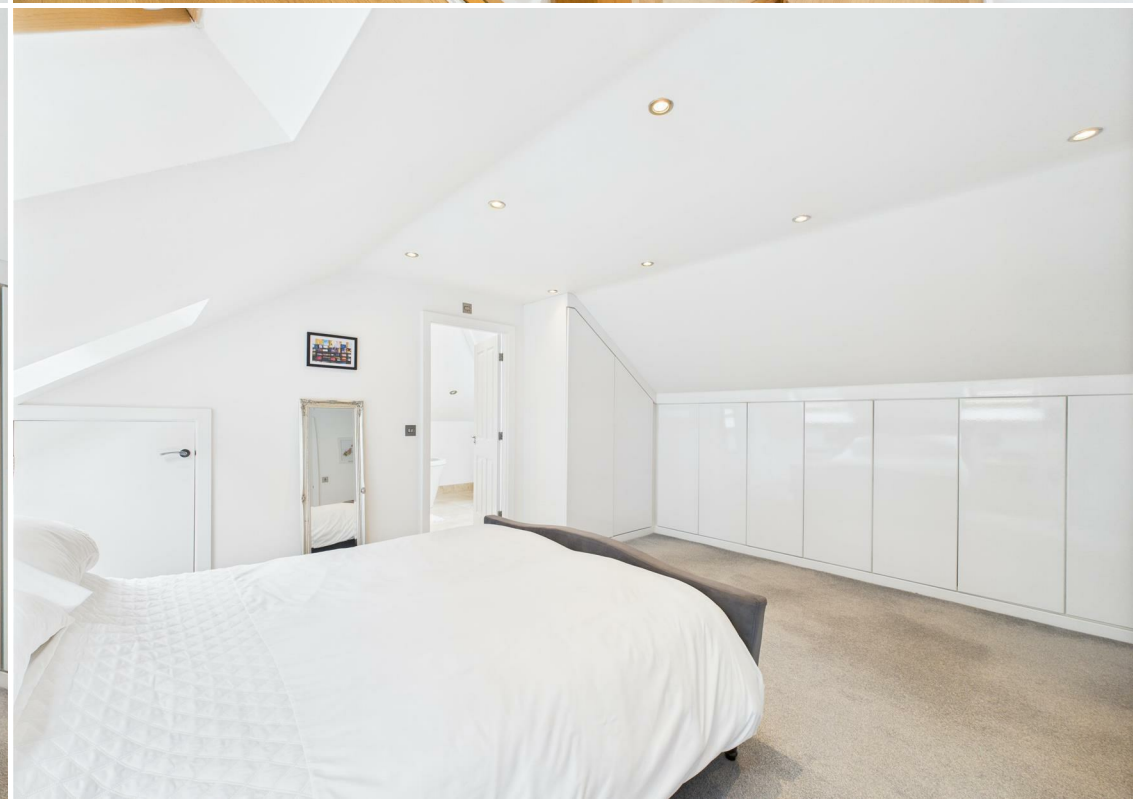
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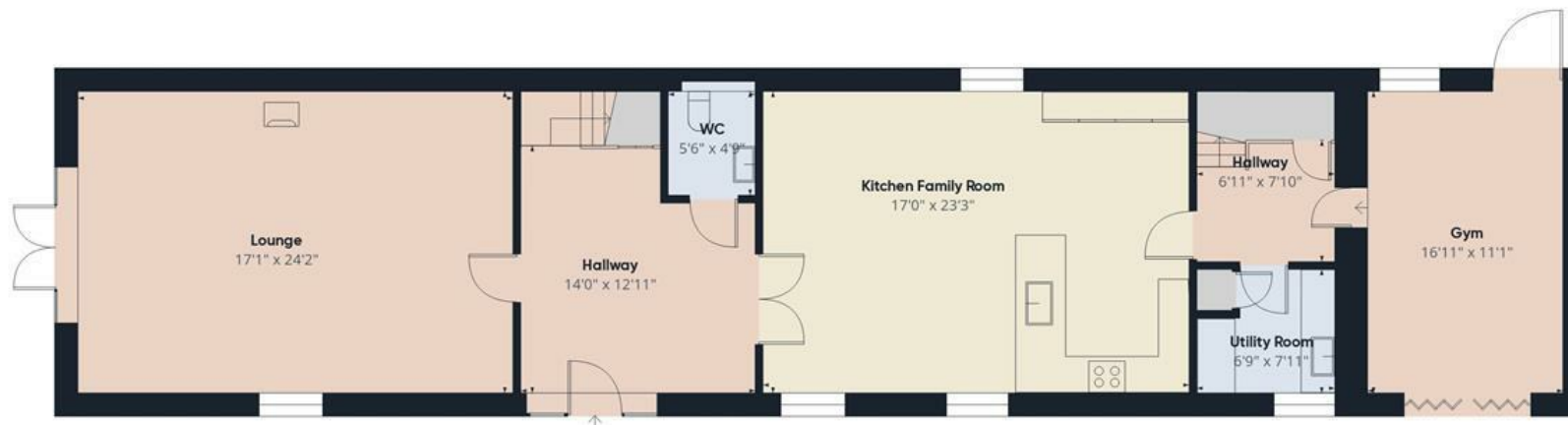
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Ground Floor



First Floor

Approximate total area⁽¹⁾
2547 ft²
Reduced headroom
124 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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