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*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Shire House Enholmes Lane

Offers Over £299,950

Patrington, HU12 0PR



Three bedroom detached bungalow situated on this private and well regarded grade II listed development on the outskirts of Patrington village, this single storey barn conversion is filled with character throughout with vaulted ceilings in all rooms with original beams, rustic exposed brick feature walls and stone tiled flooring, this is well complemented by all the modern conveniences to be expected by a new build conversion. With double glazed windows in place and gas fired central heating, the accommodation comprises; spacious entrance hall, three double bedrooms, ensuite shower room, four piece suite bathroom, spacious kitchen diner with integrated appliances and the lounge with a mezzanine balcony that would make an ideal office space, outside is an enclosed garden to the rear and a designated parking spaces in the nearby carpark. This unique property really must be seen to be fully appreciated, contact us to arrange a viewing at your earliest convenience and see all this stunning property has to offer.







**Entrance Hall**

Arched double doors open into a long entrance hall with feature exposed beams to the ceiling, stone tiled flooring, spot lights, radiator and a built-in storage cupboard.

**Bedroom One 13'1" x 13'5" (4.00 x 4.10)**

Master bedroom with ensuite shower, fitted mirrored wardrobes to one wall, spot lights to the ceiling, exposed beams, vaulted ceiling with velux window and a window to the side aspect.

**Ensuite 5'6" x 4'7" (1.70 x 1.40)**

Modern white three piece suite comprised of a quadrant shower cubicle with mains fed shower, low level WC and pedestal wash hand basin. Fully tiled walls and flooring, spot lights, extraction fan and a towel radiator.

**Bedroom Two 12'9" x 9'2" (3.90 x 2.80)**

Double bedroom with a window to the side aspect, spot lights, vaulted ceiling with velux window, exposed beams and a radiator.

**Bedroom Three 9'4" x 12'9" (2.85 x 3.90)**

Third double bedroom with a window to the side aspect, spot lights, vaulted ceiling with velux window, exposed beams and a radiator.

**Bathroom 7'10" x 13'1" (2.40 x 4.00)**

Luxurious bathroom fitted with a contemporary four piece white suite comprising of a shower cubicle, double ended bath with

central taps and tiled surround, low level WC and pedestal wash hand basin with vanity mirror. Fully tiled walls and flooring with mosaic border tiles, obscured glazed window, spot lights, extraction fan, towel radiator and a vaulted ceiling with exposed beams and velux window.

**Kitchen Diner 22'11" x 12'9" (7.00 x 3.90)**

Spacious open plan room with a large range of fitted units to the base and walls providing plenty of storage and counter space, with oak units with soapstone work surfaces and up-stands, an under mounted 1.5 bowl sink and drainer with pull out mixer tap, high level electric double oven with separate five ring gas hob and stainless steel extraction fan, integrated dishwasher, washing machine, dryer and an integrated under counter fridge & freezer. Vaulted ceiling with feature beams, spot lights, velux window, stone tiled flooring, radiator and three windows including a feature arched window looking out over the rear garden. A built-in cupboard houses the gas fired boiler and pressurised hot water cylinder.

**Lounge 19'8" x 18'10" (6.00 x 5.75)**

Spacious living room with stairs rising to a mezzanine balcony area, with brick feature walls, exposed beams, wooden flooring, spot lights, radiator, solid fuel stove, and with two windows along with further velux windows providing natural lighting, a set of arched glazed double doors open out to the rear garden.

**Mezzanine Balcony 19'8" x 10'4" with reduced ceiling height (6.00 x 3.15 with reduced ceiling height)**

Multi-purpose space overlooking the lounge providing plenty of uses from a home office space, games room or cosy reading nook to relax in. With velux windows, spot lights and access to eaves storage space.

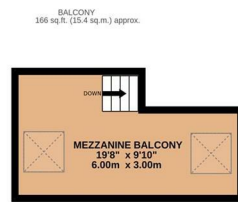
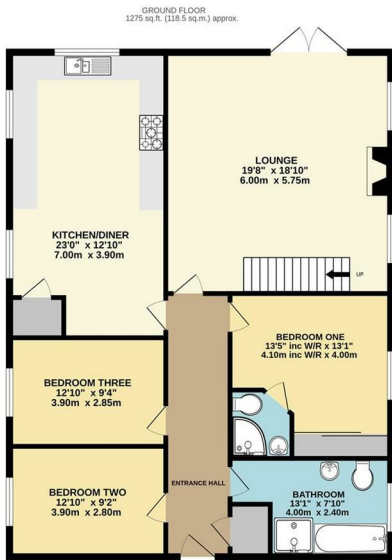
**Garden**

To the rear of the property is a private garden, paved and gravelled for ease of maintenance, with a raised decking area, mature climbing plants and screened by fenced boundaries providing a tranquil space to sit out and relax in. A gate opens to a passageway for rear access and to the front of the property is a gravelled verge with further plants. The property also benefits from designated parking spaces situated in the nearby car park.

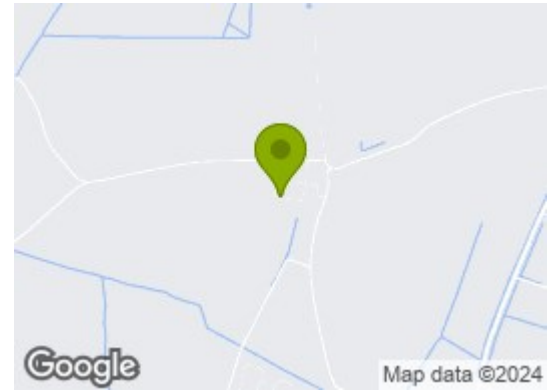
**Agent Note**

The site has a communal drainage system and underground LPG tank which serves each property and is individually metered per household.

There is also an annual service charge payable of approximately £500 payable to the Enholmes Farm Management company, which covers regular upkeep and maintenance to the communal areas and sewerage treatment plant for the development amongst other shared costs.

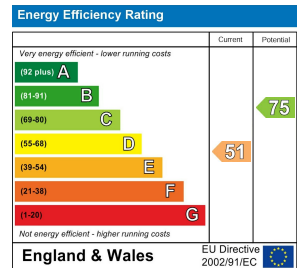


TOTAL FLOOR AREA: 1441 sq ft. (133.9 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures provided here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The fixtures, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.



**Energy Efficiency Graph**

**Tenure: Freehold**



Council tax band D.

Upon entering the village heading East on the A1033 from Hull turn right opposite Dunedin Country House onto Humber Lane, turning right at the end onto Southside road then immediately right again onto Enholmes Lane towards the Enholmes development. Once you reach the development follow the road right until you reach the car park and take the second left hand entrance where this property is on the far side of the development close to the second car park.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

