



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



The Old Post Office

£425,000

Bydales Lane Winestead, HU12 0NW



Nestled in the charming village of Winestead is this three storey four bedroom Grade II listed Georgian home, set in an enviable position with far reaching views over open countryside in this picturesque location. Boasting four spacious bedrooms spread across three storeys and with two flexible reception rooms, this property offers ample space for a growing family or those who love to entertain. Steeped in history, this property once operated as the village post office, and the property retains many original features from its sash windows and fireplaces to add to the overall charm and character of this delightful home. With the accommodation comprising: entrance, lounge, dining room, ground floor WC, rear lobby, fitted kitchen with Aga and a separate utility room, to the first floor are two double bedrooms and family bathroom with four piece suite and a two further double bedrooms are located on the second floor. Externally is a gated driveway for parking and a beautiful cottage style garden bursting with colour and life, complete with chicken run and vegetable garden, providing the ideal spot to unwind after a long day, whether you're enjoying a cup of tea in the morning or hosting a summer barbecue with friends and family. Properties in this location rarely come onto the market so don't miss out on the opportunity to make this house your home and create lasting memories in this picturesque setting. Book a viewing today and experience the beauty and charm that this property has to offer.





Entrance

A wooden front entrance door opens to the hall with a spindled staircase rising and turning to the first floor landing, decorative wall panelling and with access leading through to the lounge and dining room.

Lounge 15'1" x 18'0" to alcove (4.60 x 5.50 to alcove)

Good size living room with painted beams to the ceiling, dual aspect sash windows to the front and rear, open grate period fireplace with brick hearth, built-in alcove cupboard, radiator and wooden flooring.

Dining Room 15'1" x 14'9" (4.60 x 4.50)

Second reception room leading onto the kitchen providing a formal dining space with a sash window to the front aspect and additional window to the side, painted ceiling beams and painted wooden flooring, radiator and a fireplace housing a traditional cast iron range fireplace.

WC

Leading from the dining room and fitted with a WC and pedestal basin. With access to the under-stairs-storage cupboard, radiator, wooden flooring and rear facing window.

Rear Lobby

A glazed wooden door opens from the rear garden into the lobby with quarry tiled flooring.

Kitchen 17'0" x 13'9" (5.20 x 4.20)

Farm house style fitted kitchen with two tone blue units to the base and walls with a mixture of butcher block wooden worksurfaces and copper effect laminated worktops with breakfast bar. With a vaulted panelled ceiling with three skylights, three further windows, herringbone patterned flooring throughout, Belfast double sink with mixer tap and an oil fired Aga with tiled backsplash.

Utility 7'6" x 10'2" (2.30 x 3.10)

Utility room leading from the kitchen with grey fitted units providing ample storage space, with a ceramic sink and drainer, space for a fridge freezer and with a washing machine concealed in a cupboard.

Landing

Stairs rise and turn onto the landing and continue up to the second floor. With a sash window and window seat facing out over open countryside.

Bedroom One 15'1" x 10'11" min (4.60 x 3.35 min)

Double bedroom with two built-in wardrobes, wooden flooring, painted ceiling beams, radiator and sash window to the front aspect.

Bedroom Two 15'1" x 14'9" (4.60 x 4.50)

Second double bedroom with a sash window to the front aspect, painted ceiling beams, radiator and a cast iron fireplace.

Bathroom 10'5" x 6'2" min (3.20 x 1.90 min)

Four piece family bathroom fitted with a bath, shower cubicle with dual mixer shower, pedestal basin and WC. With tiled walls and tiled flooring, rear facing window and a radiator.

Second Landing 10'5" x 10'9" (3.20 x 3.30)

Stairs lead onto a central landing with panelled walls and eaves height storage space.

Bedroom Three 14'5" x 10'11" (4.40 x 3.35)

Double bedroom with a feature window to the side aspect, skylight, laminate flooring and a radiator.

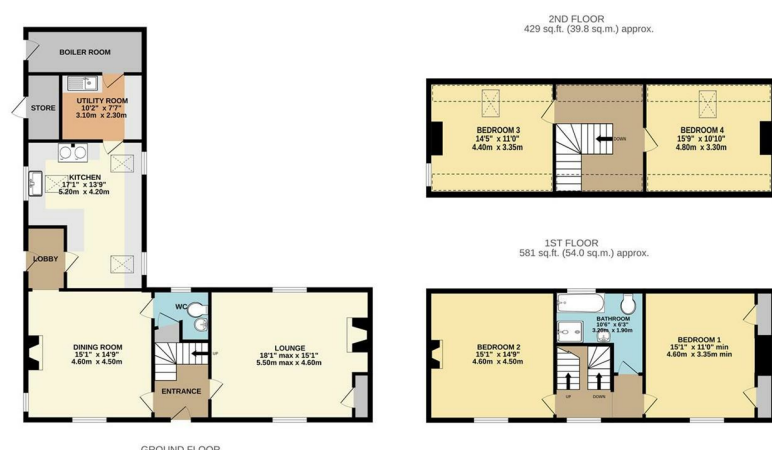
Bedroom Four 15'8" x 10'9" (4.80 x 3.30)

Double bedroom with skylight, laminate flooring and radiator.

Garden

The property is approached by a walled garden with mature planting and a central hand gate with pathway leading to the front entrance door with decorative portico. A five bar gate opens onto a gravelled driveway providing ample parking for multiple cars and leading from this is a paved and gravelled elevated rose planted patio area that gives access into the rear entrance lobby as well as access to an external store and boiler room.

Steps lead down onto a laid to lawn garden, surrounded by mature plants and trees, a sunken brick pathway winds its way through the garden to a small fruit orchard and enclosed vegetable garden



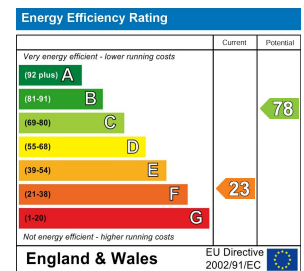
THE OLD POST OFFICE, BYDALES LANE, WINESTEAD

TOTAL FLOOR AREA: 1999 sq.ft. (185.7 sq.m.) approx.
 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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Energy Efficiency Graph

Tenure: Freehold



Council tax band E.

Drainage is by way of a private septic tank. The property has oil fired heating/hot water as there is no mains gas service in the village.

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.

