



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS

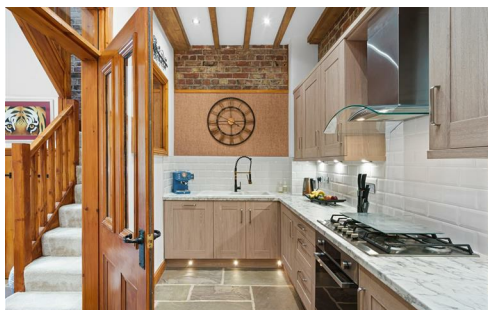


Poppycorn Cottage Enholmes Farm Offers Over £250,000

Patrinton HU12 0PR



Set within the iconic Engine House at Enholmes Farm, and offered to the market with no onward chain, is this exceptional three bedroom property, located on this exclusive Grade II listed development on the edge of the desirable village of Patrinton, offering an unparalleled blend of history, character, and contemporary elegance. Being the former show home for the development, this property has a range of premium fixtures & fittings, and with one owner since new in 2022 that have further enhanced this luxurious home. One of just a handful of this style of property, this premium barn conversion retains plenty of character and showcases all the original architectural features whilst incorporating high-end modern finishes to provide the best of both worlds. With exposed beams, striking brickwork, and an enviable countryside setting, this is a home that truly stands out. With the property comprising: entrance hall, ground floor WC, fitted kitchen diner with integrated appliances, lounge, three first floor double bedrooms, ensuite shower room and family bathroom with four piece suite, outside is a landscaped garden with artificial lawn and paved seating areas for ease of maintenance, this leads onto the car park where there are two allocated parking spaces. Only by viewing can this exception home be fully appreciated, contact us today to arrange a viewing and see all that is on offer.





Why This Home Is Exceptional

Exclusive Grade II listed conversion - a rare opportunity in a landmark setting
Striking character features - original beams, exposed brick walls, and period detailing
Elegant and spacious living areas - seamlessly blending historic charm with modern luxury
Designer kitchen diner - complete with premium integrated appliances and sun tunnels for natural light
Beautifully proportioned lounge - a warm and inviting space with high ceilings and original iron works features

Luxury master suite with an ensuite shower room and a peaceful outlook
Two further spacious double bedrooms, ideal for guests, family, or a stylish home office
High-specification four-piece bathroom, featuring a walk-in shower and a deep bath
Landscaped low maintenance enclosed garden, leading to the allocated parking
Exclusive countryside location, just moments from Patrington and with plenty of rural walks nearby.

Ground Floor

Step inside to a welcoming entrance hall, featuring stone-tiled flooring, exposed beams, and thoughtfully designed storage. A cloakroom adds convenience, while the open-plan kitchen diner impresses with bespoke cabinetry, premium appliances, and generous dining space – perfect for both everyday living and entertaining. The lounge is a true masterpiece, with its striking brick feature wall, feature original iron work ceiling and timber beams creating an atmosphere of warmth and grandeur.

First Floor

The master bedroom is a private retreat, complete with a stylish ensuite shower room and fitted wardrobes. Two further bedrooms, one with fitted wardrobes, offers flexible living spaces which is perfect for guests or home working. The family bathroom is pure indulgence, with a four-piece suite, a walk-in shower, and a luxurious

freestanding bath, all finished to an impeccable standard.

The Location – A Perfect Balance of Countryside and Convenience

Patrington is a sought-after village, offering a wonderful blend of charming local shops, traditional pubs, and essential amenities. The renowned Patrington Haven Leisure Park is just moments away, providing a gym, swimming pool, and high-quality dining – ideal for those who enjoy a lifestyle of relaxation and wellness.

For coastal lovers, the sandy shores of Withernsea are just a short drive away, while excellent road links ensure Hull and surrounding areas are easily accessible.

A Once-in-a-Lifetime Opportunity

Poppy Corn Cottage is a home of rare distinction, combining breath-taking architecture with modern convenience. Properties of this calibre seldom come to market, making this an unmissable opportunity for buyers seeking a truly unique residence.

To experience the unrivalled charm and sophistication of Poppy Corn Cottage, contact the agent for a private viewing. Don't miss the opportunity to make this dream property your own!

Hallway

Cloakroom

7'6" x 2'7" (2.30 x 0.80)

Lounge

18'4" x 15'5" (5.60 x 4.70)

Kitchen Diner

24'3" x 9'6" (7.40 x 2.90)

Landing

Bedroom One

15'5" x 13'1" (4.70 x 4.00)

Ensuite

10'2" x 3'3" (3.10 x 1.00)

Bedroom Two

14'5" x 9'6" (4.40 x 2.90)

Bedroom Three

11'11" x 11'1" (3.65 x 3.40)

Bathroom

6'10" x 9'6" (2.10 x 2.90)

Garden

Agent Note

Parking: off street parking is available with this property via two allocated parking spaces.

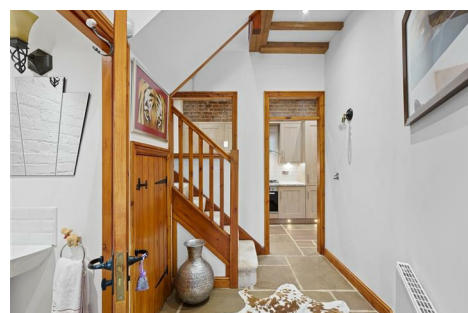
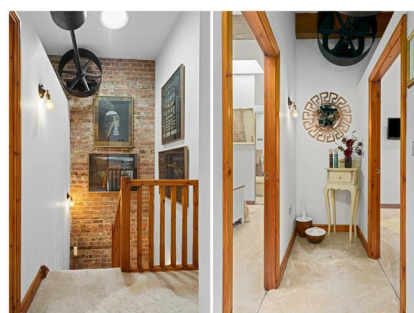
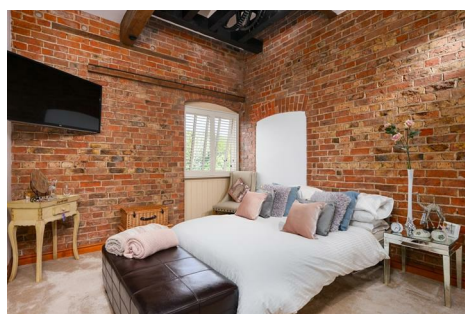
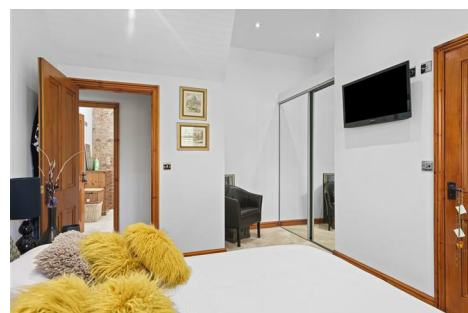
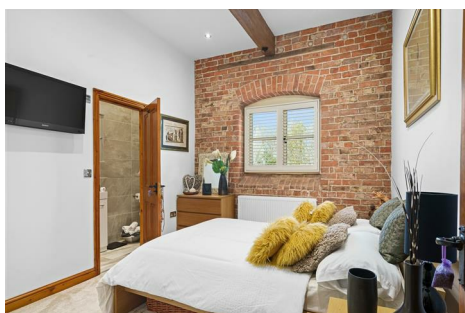
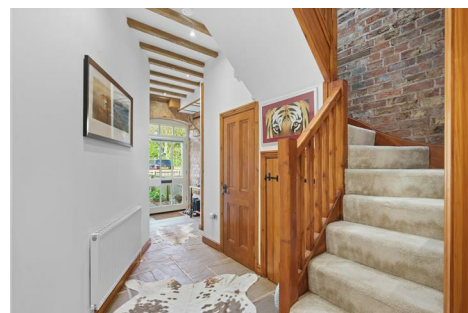
Heating & Hot Water: both are provided by an LPG fueled boiler.

Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax: band C.

Services: the site is serviced by an underground communal LPG gas tank that is individually metered at each property (you only pay for what you consume). The property is connected to a central drainage system connected to a communal sewage treatment plant serving the development.

Charges: An annual service charge of £550 is payable to the Enholmes Farm Management Company, this fee covers the annual costs to maintain the site, such as upkeep for communal areas, power street lighting and run the drainage system etc amongst other costs.

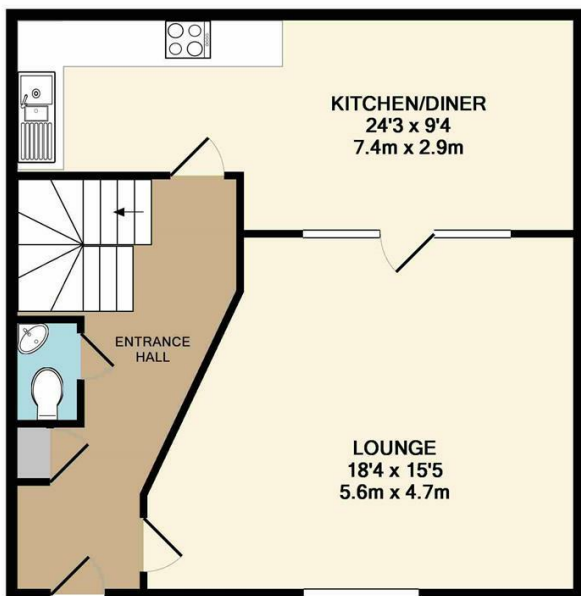




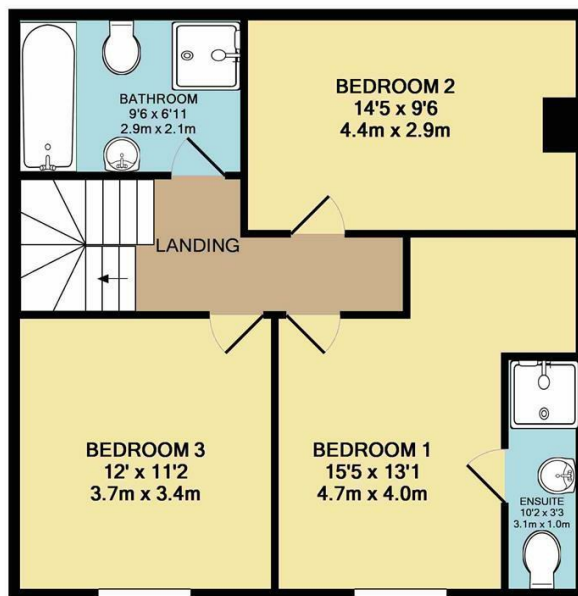
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GROUND FLOOR
APPROX. FLOOR
AREA 603 SQ.FT.
(56.0 SQ.M.)

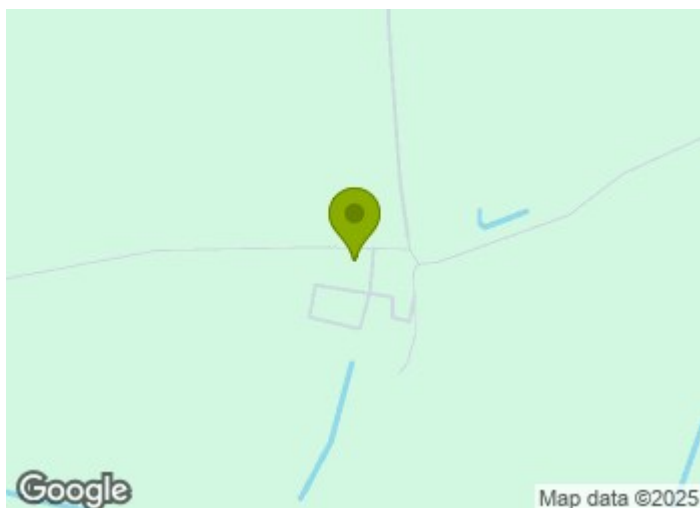


1ST FLOOR
APPROX. FLOOR
AREA 599 SQ.FT.
(55.7 SQ.M.)

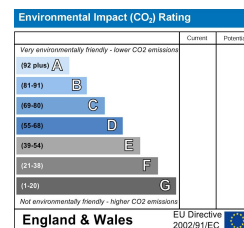
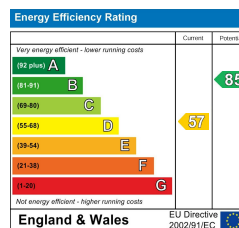
TOTAL APPROX. FLOOR AREA 1202 SQ.FT. (111.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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181 Queen Street, Withernsea, East Yorkshire, HU19 2JR

Telephone: 01964 611281 | www.goodwinfox.com

sales@goodwinfox.com, | rent@goodwinfox.com

