



Main Street, Everingham, YO42 4JD

- A stunning period home in the heart of Everingham with a private drive • Outbuilding with planning permission to convert • Living room with a log burner and a garden room adjacent • Second reception room and a separate home office • Stunning kitchen with a range of appliances. Separate utility room and a w/c. • Four double bedrooms, one with an en-suite shower room • Contemporary family bathroom • Three separate garden areas, all of which are very private and secure • Gated off street parking • EPC = D

Guide Price £585,000

If you are looking for a change of lifestyle, desire a property brimming with character and charm, then look no further as this deceptively spacious family home could be the perfect purchase for you. The current vendors have updated the property to a very high standard which will appeal to the most discerning of purchasers. Planning permission has been obtained to convert the existing outbuilding into a home office/additional living accommodation with a home office and shower room. The building is currently being used as a garage, workshop and store. The private driveway leads to a substantial garden which is both extremely private and secure, perfect if you have young children or pets.

On entering the property you find yourself in a naturally bright and open hallway with stairs leading to the first floor. A door on the right opens into the main living room which has an exposed timber beam and an attractive recessed log burner with a stone hearth, brick surround and a timber mantle at its centre, the perfect addition for the colder winter months. A set of doors open to the garden room which has space for a table with chairs and provides the perfect place to enjoy the sun in the summer months. Moving back through the property you will see that there is a home office that has been fitted with a desk and various storage cupboards. There is another reception room which is a very good size that could be used for various purposes including formal dining, a playroom or as a second living room.

The kitchen is both tasteful and modern with an L shaped worktop that incorporates a ceramic sink with drainer and a four ring induction hob. There are various appliances including a dishwasher, single oven and fridge/freezer. There is a space at the centre of the room for a table and chairs, whilst a single door gives access to the kitchen garden. A separate utility room can be found just off the kitchen which has more than enough space for a range of white goods. Immediately adjacent to the rear entrance door you will find a cloakroom with a w/c and hand basin.

To the first floor there are four double bedrooms, one has the benefit of full height wardrobes, whilst the master has an en-suite comprising shower, hand basin with storage below, low level w/c and a chrome heated towel rail. A stunning family bathroom with a freestanding bath, walk in double shower with rainfall shower head, pedestal hand basin, low level w/c and chrome heated towel rail completes the internal accommodation.

Externally there are three distinct areas to the garden. The principal garden is primarily laid to lawn with multiple mature trees, shrubs, roses, lavenders and a newly seeded area of wild flowers. The driveway to the front is gravelled and gated, providing parking for a multitude of cars. The kitchen garden has a vegetable plot to one side and a path that leads to a patio seating area that is perfect for al fresco dining. A trellis between the two areas has a stunning rose growing on it, a vibrant addition that will surely appeal to anyone that is green fingered. The last section is to the back of the property which is fully enclosed by a timber fence and brick wall. This area has been gravelled and has three mature apple trees. A gate at the far end opens to parking area with space for an additional car.

Location

Everingham has a very strong community spirit and hosts a variety of events throughout the year. The village hall is used for pub nights, functions and social occasions, so is the perfect place to meet new people. The village hall also has a tennis court immediately adjacent, a great activity for the summer months. The village is perfectly located for quick access to the M62 through Howden, which also benefits from its own train station with links across the country including London. The town of Market Weighton is only a very short drive and provides all the amenities that you could ask for.





A STUNNING PERIOD HOME IN THE HEART OF EVERINGHAM



R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band F

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & drainage. Oil fired central heating.



Address:
Reference: 1360



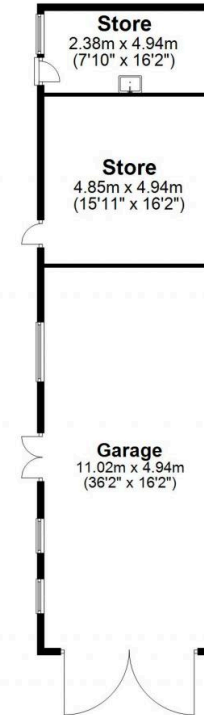
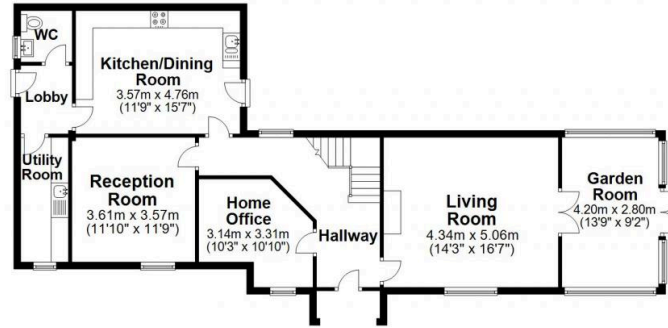
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Offices in **York, Pocklington and Market Weighton**

R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900

Ground Floor
Approx. 191.3 sq. metres (2092.2 sq. feet)



First Floor
Approx. 85.9 sq. metres (924.8 sq. feet)



Total area: approx. 277.2 sq. metres (2984.0 sq. feet)
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.
Priory Gates

Disclaimer

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