

Cherry Tree Cottage High Street, Barmby-On-The-Marsh, DN14 7HQ

Peace and Quiet Away From Traffic, Crowds, and City Noise | Detached Property | Four Bedrooms | Double Garage | Driveway Parking For Multiple Vehicles | Utility | Rural Village Location | Viewing Highly Recommended

- Detached Property
- Gas Central Heating
- Council Tax Band - D
- Village Location
- Four Bedrooms
- Freehold Property
- Utility Room
- Double Garage & Driveway Parking
- EPC Rating - C
- Beautiful Gardens

Offers In The Region Of £395,000

Jigsaw Move are pleased this delightful detached house offers a perfect blend of comfort and character, nestled in the charming rural village of Barmby-On-The-Marsh. Built in 1975, this property stands as one of the village's original homes, showcasing a unique charm that is hard to find. Spanning an impressive 1,864.4 square feet, the house features two spacious reception rooms, ideal for both relaxation and entertaining.

Upon entering, you are greeted by a welcoming open plan lounge and dining room, ideal for both entertaining guests and enjoying quiet family evenings. The layout promotes a sense of togetherness, making it a wonderful space for creating lasting memories. The two reception rooms offer versatility, allowing you to tailor the space to your needs, whether it be a cosy reading nook or a play area for children.

The house boasts four well-proportioned bedrooms, ensuring that everyone has their own private retreat. The master bedroom features built in wardrobes and the added convenience of a WC, enhancing the comfort and functionality of the space. Bedroom two also benefits from built in wardrobes. The remaining bedrooms including one conveniently on the ground floor, this home is perfect for families or those seeking extra space. The property boasts a well-appointed bathroom and a utility room, adding to the practicality of everyday living.

Outside, the property is equally impressive, featuring a beautiful garden at the back, complete with a lovely seating area, perfect for enjoying warm summer evenings. The front side garden adds to the overall appeal, providing a welcoming entrance to the home. For those with vehicles, the property includes a double garage and ample parking space for multiple vehicles, ensuring convenience for residents and guests alike.

The property is set in a tranquil location, surrounded by the natural beauty of the countryside, yet it remains conveniently close to local amenities. Barmby-On-The-Marsh is known for its friendly community and picturesque surroundings, making it an ideal place to call home.

This charming house is perfect for those seeking a spacious family home in a serene setting. With its generous living areas and comfortable bedrooms, it presents an excellent opportunity for both families and individuals alike. Do not miss the chance to make this delightful property your own.

GROUND FLOOR ACCOMMODATION

Porch

Entrance Hall

Lounge 16'2" x 11'9" (4.92m x 3.58m)

Dining Room 11'11" x 17'9" (3.64m x 5.41m)

Kitchen 12'10" x 11'9" (3.92m x 3.58m)

Utility 7'7" x 11'9" (2.32m x 3.58m)

Family Bathroom 8'11" x 11'0" (2.72m x 3.35m)

Bedroom Four 11'4" x 7'11" (3.45m x 2.42m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 15'0" x 8'10" (4.57m x 2.68m)

En-suite

Bedroom Two 13'10" x 10'4" (4.22m x 3.15m)

Bedroom Three 8'10" x 12'11" (2.69m x 3.93m)

EXTERNAL

Double Garage

ANTI-MONEY LAUNDERING (AML) CHECKS
In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:
01757 241123
info@jigsawmove.co.uk

COUNCIL TAX
Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.





HEATING AND APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS
These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS
Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION
Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

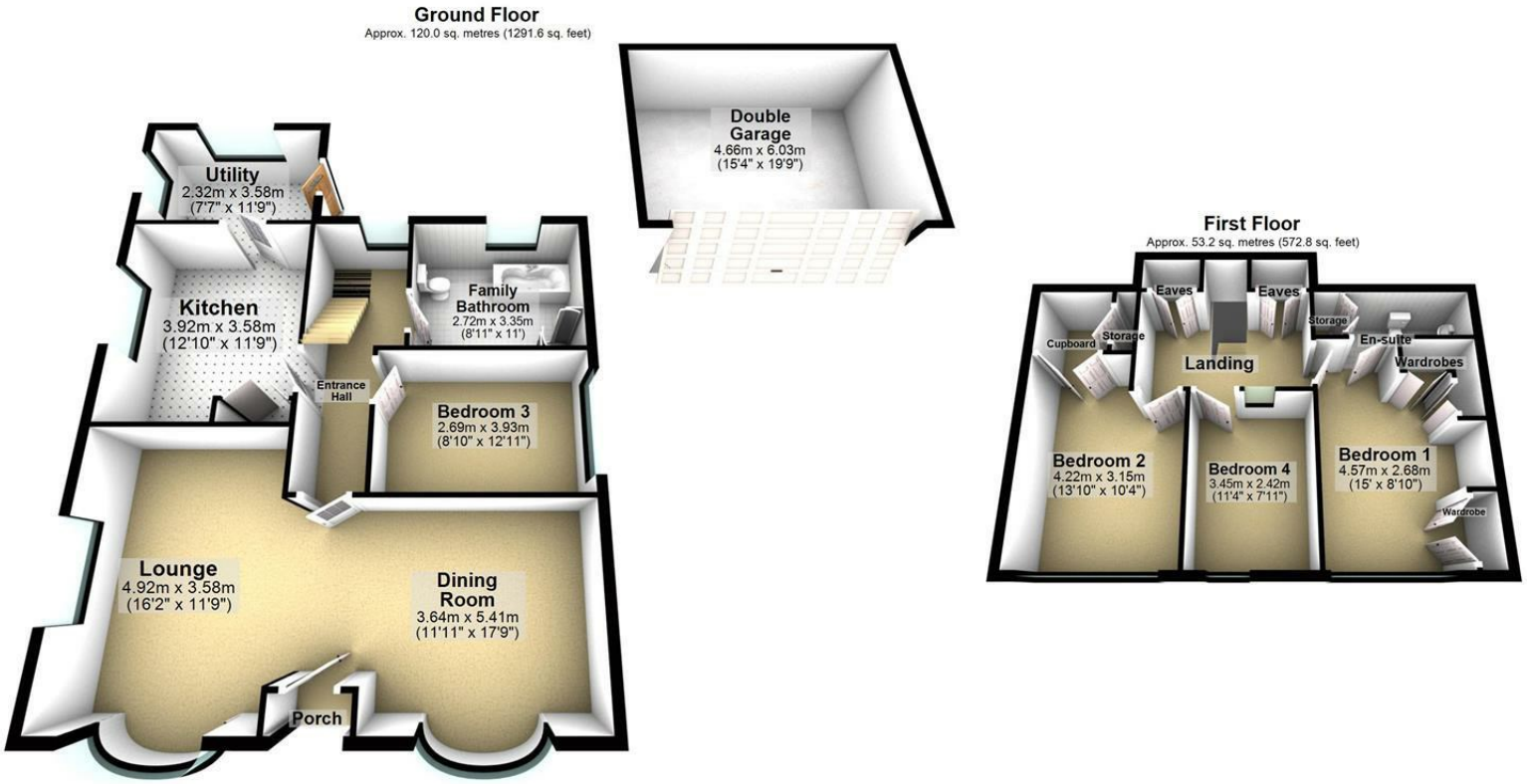
VIEWINGS
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.









Total area: approx. 173.2 sq. metres (1864.4 sq. feet)

