



Leconfield Grange, Grange Road, Leconfield, HU17 7NG

A FABULOUS FARMHOUSE WITH OUTBUILDINGS
ON A PLOT OF 2.7 ACRES
NO ONWARD CHAIN



Discover a charming semi-detached farmhouse in a peaceful setting on the outskirts of Leconfield village, near Beverley. Ideal for equine lovers or those with a smallholding interest

This home offers energy-efficient living with a BIOMASS BOILER and SOLAR PANELS. Spanning a little over 2.7 ACRES, the property includes formal gardens, paddock space, and versatile OUTBUILDINGS.

The well-presented accommodation features an ENTRANCE HALL, comfortable LOUNGE, FARMHOUSE KITCHEN, separate UTILITY ROOM, ground floor SHOWER ROOM, and an additional reception room that opens to a delightful CONSERVATORY extension.

Upstairs, you'll find a GALLERIED LANDING leading to FOUR DOUBLE BEDROOMS, a fifth single bedroom or STUDY, and a lovely house BATHROOM.

The land extends mainly to the front, with a paved COURTYARD GARDEN at the rear, perfect for entertaining.





Outbuildings include a large open-fronted CARPORT, BOILER ROOM, converted OFFICE SPACE, and a generous BARN/STABLING, offering potential for ANNEXE accommodation, subject to planning consent.

Accessed via a private lane at the end of Grange Road, this property is located at the edge of Leconfield village, just outside the historic market town of Beverley.

****Agent's Thoughts:****

This traditionally styled farmhouse is a fantastic opportunity for equine enthusiasts or anyone dreaming of 'the good life.' With its array of outbuildings, there's potential for further development, subject to planning, which could be perfect for multi-generational living.

The house offers beautifully maintained accommodation that blends character charm with modern convenience.



At over 2200 SQFT, there's ample space for a growing family.

The generous plot includes fenced PADDOCK AREAS, formal gardens to the front and side, plenty of vehicle space, and a private rear courtyard.

Located at the village edge, enjoy beautiful countryside walks right on your doorstep, with Beverley just a short drive away, offering all the amenities you could need.

Viewing is essential to truly appreciate the size, quality, and potential of this remarkable home!

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding OF Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

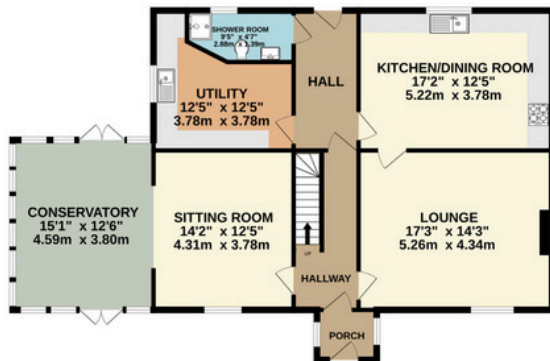
Strictly by appointment with the sole agents.

Mortgages

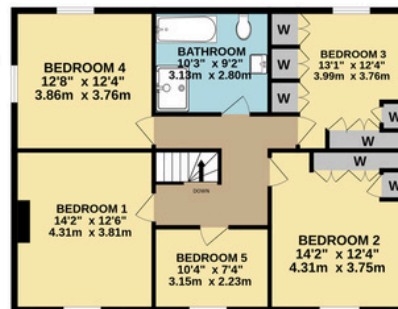
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



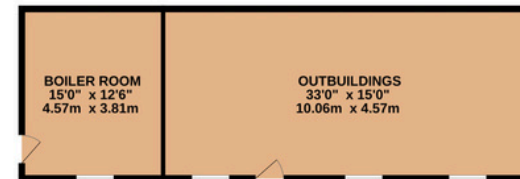
GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



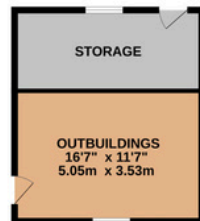
1ST FLOOR
922 sq.ft. (85.5 sq.m.) approx.



OUTBUILDINGS
683 sq.ft. (63.5 sq.m.) approx.



OUTBUILDINGS
311 sq.ft. (28.8 sq.m.) approx.



GRANGE ROAD, LECONFIELD, HU17 7NG

TOTAL FLOOR AREA : 3059 sq.ft. (284.2 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

