

## Farrier House Main Street, Hensall, Goole, DN14 0QZ

Exceptional Detached Family Home | Highly Desirable Private Positioning within Rural Village | Four Generously Proportioned Double Bedrooms With Impressive Master Bedroom |Three Versatile Reception Rooms | Extensive Driveway Parking with EV Charger | A Rare Opportunity To Create a Truly Exceptional Long-Term Family Home

- Striking & Impressive Detached Family Home Tucked Away on Private Lane
- Four Double Bedrooms with Master Boasting a Dressing Area & En-Suite
- Ample Driveway Parking for Multiple Vehicles, EV Charger & Integral Garage with Electric Roller Door
- Gas Central Heating
- Freehold
- EPC C
- Council Tax Band - F
- Potential For Attic Conversion Creating Two More Bedrooms with Two En-suites
- Stunning Kitchen Diner With Snug Entertaining Area & Bi-Fold Doors to Rear Garden
- A Rare Gem - Property Not To Be Missed

## Asking Price £599,950

Jigsaw Move are pleased to welcome to the market an exceptional opportunity to acquire a substantial and beautifully appointed detached family residence, privately positioned within the sought-after village of Hensall. Offering approximately 2,669 sq ft of accommodation, this impressive home combines generous proportions, modern comfort and outstanding versatility, all within a peaceful rural setting.

From its private lane approach, the property immediately offers a wonderful sense of privacy and seclusion. Internally, the scale of the accommodation is equally impressive, with three reception rooms providing an abundance of space for entertaining, relaxing and everyday family life. The generous proportions throughout give the home an unmistakable feeling of quality and flexibility.

The four double bedrooms are all comfortably sized, with the principal bedroom providing a particularly impressive retreat. Complete with a dedicated dressing area, fitted wardrobes and a luxurious ensuite featuring twin basins and a double shower, it offers a level of comfort and practicality rarely found in a typical family home.

Three bathrooms in total ensure the property works effortlessly for busy family life and visiting guests, while the integral garage, electric roller door and extensive driveway with parking for up to five vehicles provide an excellent combination of convenience and practicality. An EV charging point is an additional modern touch.

For buyers looking for a home with room to grow, the property offers an exciting opportunity to unlock even greater potential. The loft could, subject to the necessary consents, be transformed to provide two further double bedrooms, each with its own ensuite — creating the possibility of an exceptional six-bedroom, five-bathroom residence.

The result is a rare combination of substantial accommodation, privacy, modern living and genuine scope for the future. Set within the tranquil surroundings of Hensall, yet designed around the needs of contemporary family life, this is a home that offers far more than simply impressive square footage — it offers space to live, entertain, grow and enjoy for years to come.

## GROUND FLOOR ACCOMODATION

**Entrance Hallway 22'11" x 6'7" (6.98m x 2.00m)**

**Lounge 15'1" x 18'8" (4.61m x 5.68m)**

**Open Plan Kitchen & Snug Area 28'11" x 15'3" (8.82m x 4.66m)**

**Snug/Office/Playroom 10'0" x 7'7" (3.04m x 2.30m)**

**WC 8'2" x 3'10" (2.50m x 1.16m)**

**Garage 19'3" x 9'10" (5.86m x 3.00m)**

## FIRST FLOOR ACCOMODATION

**Master Bedroom 15'2" x 12'8" (4.63m x 3.86m)**

**Dressing Area 15'2" x 3'8" (4.63m x 1.13m)**

**Master Bedroom En-suite 10'0" x 6'9" (3.04m x 2.05m)**

**Bedroom 2 14'7" x 15'3" (4.45m x 4.66m)**

**Bedroom 3 13'10" x 13'0" (4.22m x 3.97m)**

**Bedroom 4 18'7" x 10'4" (5.66m x 3.14m)**

**Family Bathroom 7'3" x 13'0" (2.21m x 3.97m)**

**Galleried Landing 11'0" x 12'7" (3.36m x 3.84m)**

## ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla 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)

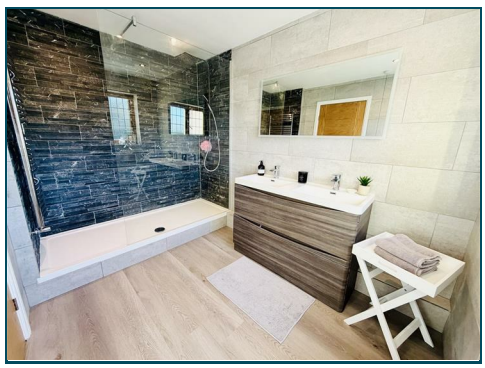
Mobile signal/coverage is good in this area

## 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.

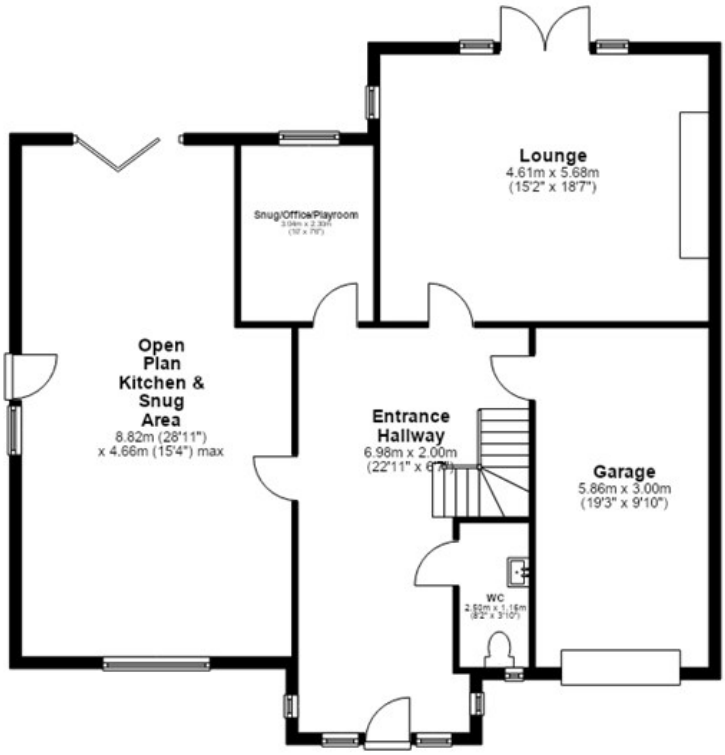






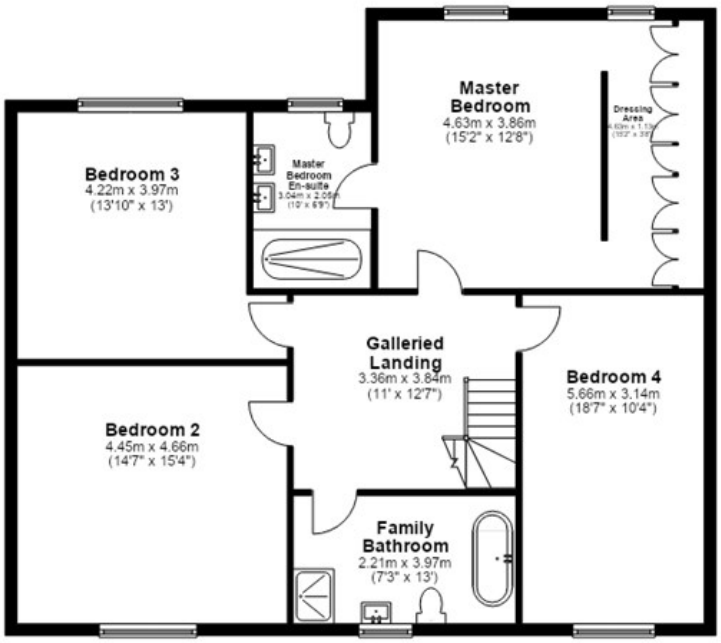
## Ground Floor

Approx. 117.9 sq. metres (1268.7 sq. feet)




## First Floor

Approx. 113.4 sq. metres (1220.9 sq. feet)




Total area: approx. 231.3 sq. metres (2489.6 sq. feet)

