



Barn Hill Farm, Howden, DN14 7JG
£375,000



- Beautiful Three Bed Barn Conversion
- Mature South Facing Garden With Home Office and Hot Tub
- 137 Sq. M./ 1483 Sq. Ft.
- Freehold
- Broadband: FTTP. Mobile: 5G
- Mains Electricity. Ground Source Heat Pump
- Mains Water Supply. Sewage Treatment Plant
- Brick Built Construction
- EPC Rating TBC
- Council Tax Band 'C'



Nestled on the edge of the charming market town of Howden, this beautifully moated three-bedroom end-of-terrace barn conversion offers a rare blend of character, nature, and modern comfort. Thoughtfully maintained by its current owners, this home enjoys a peaceful countryside setting, where the moat attracts a variety of British birds, creating a tranquil retreat.

Upon entering, residents are greeted by a spacious and bright dining kitchen, complete with contemporary fittings, ample storage, and underfloor heating for added comfort. The kitchen opens onto a private courtyard, providing a secluded space for al fresco dining or quiet relaxation. The room is also large enough to accommodate a dining table for less formal mealtimes.

Leading from the kitchen, the main living space features a lounge area with a bioethanol flame fire and windows overlooking the moat and large south-facing garden. A secondary dining area sits within this space, with French doors offering direct access to the garden. A w.c./cloakroom completes the ground floor.

Upstairs, the property offers three generously sized double bedrooms, each providing a peaceful retreat at the end of a long day. The master bedroom benefits from an en-suite shower room, featuring a double shower and heated mirror, creating a private sanctuary for its occupants. The main bathroom is fully tiled with a modern white suite.

Externally, the property boasts a large south-facing garden, mainly laid to lawn with borders of mature shrubs for added interest. A striking turret adds character to the outdoor space, complementing the historic charm of the setting. The private courtyard provides an additional outdoor sanctuary with Hot tub, ideal for relaxation or entertaining. A double driveway offers ample off-road parking. For professionals seeking a dedicated workspace, a home office conveniently located within the garden provides a tranquil environment for productivity. A public footpath to the rear offers easy access to scenic countryside walks.

In conclusion, this three-bedroom end-terrace barn conversion presents a unique opportunity to own a residence that harmonises contemporary living with the beauty and calm of its idyllic location. With its versatile layout, modern amenities, and desirable location, this property is poised to provide a comfortable and convenient lifestyle for its new occupants.

We recommend early viewing of this home.

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

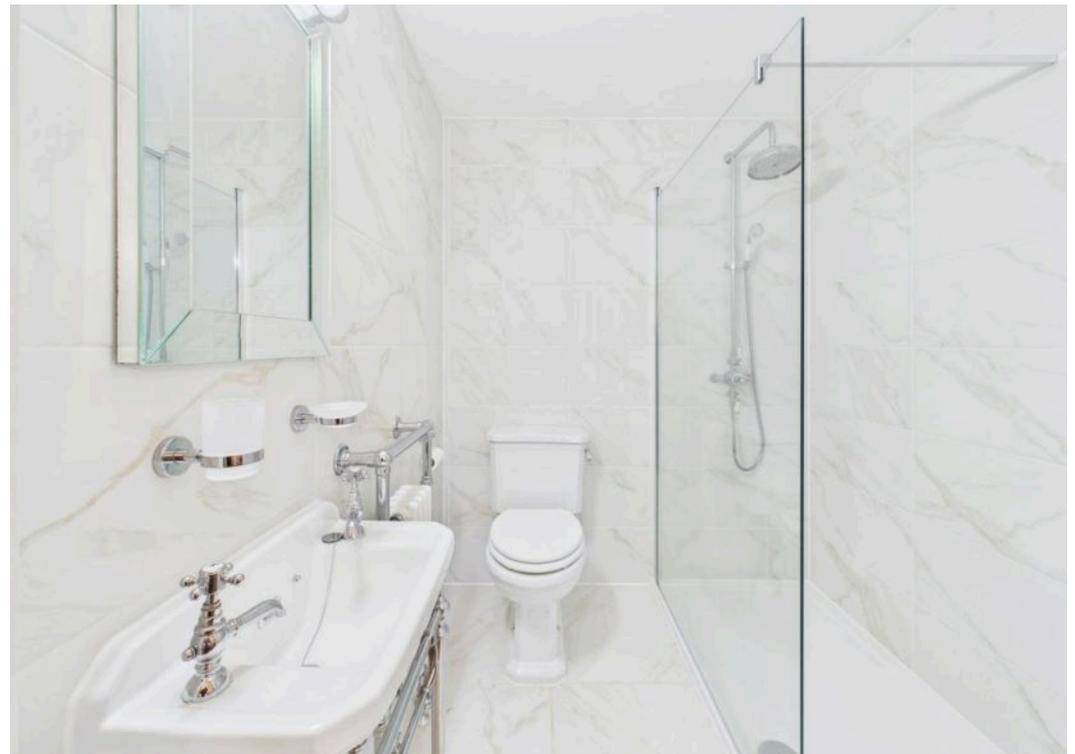
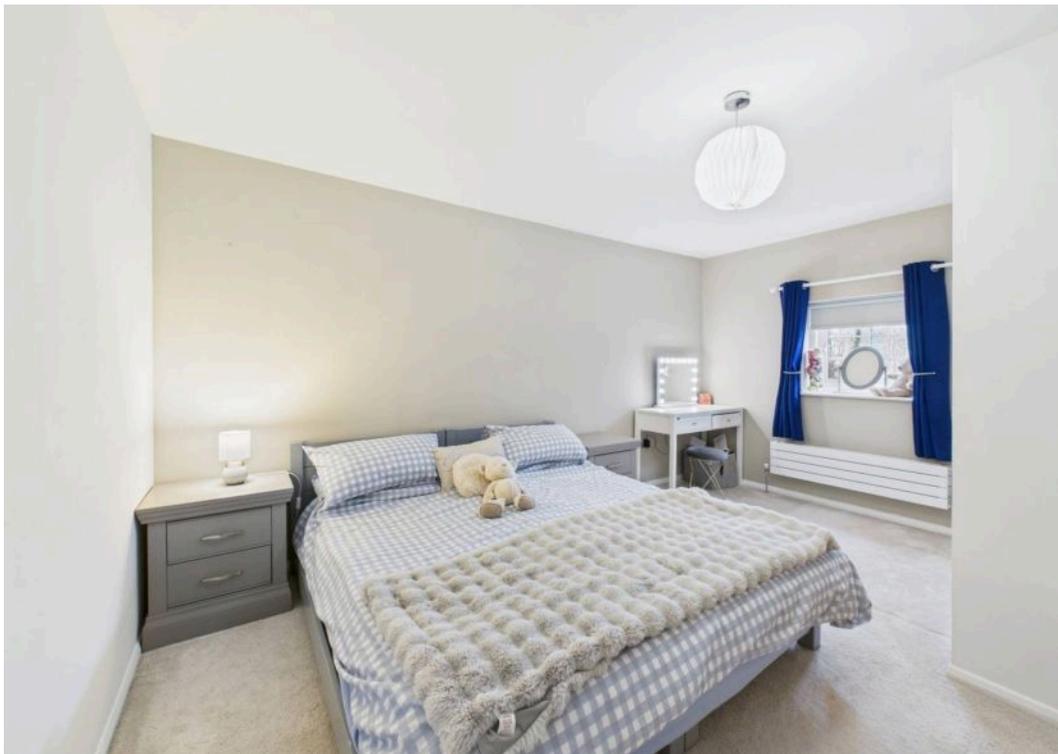
Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955











Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

137.78 m²

1483.07 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



JP Harll

J P Harll Estate Agents, 24 Finkle Street - YO8 4DS

01757 709955 • sales@jpharll.co.uk • www.jpharll.co.uk/

