PEAR TREE BARN

BACK LANE, ASSELBY, DN14 7HD

(Howden - 2 miles) (J37 of M62 - 4 miles)

TO LET - £2,000 PCM







- **Stunning and Spacious Barn Conversion**
- **2 Reception Rooms, Spacious Kitchen/Diner & Utility Room**
- **4 Bedrooms, House Bathroom, 2 En-suites & Dressing Room**
- **Ample Parking & Gardens**
- **Rural Location**
- **Additional 1.25 Acres available if required**

Letting Agents

DDM Agriculture
Bishops Manor
Market Place
Howden, DN14 7BL
Tel: 01430 331333
Ref: Charles Clegg
Email:howden@ddmagriculture.co.uk

rightmove

RICS the mark of property professionalism worldwide

GENERAL REMARKS AND STIPULATIONS

LOCATION
Pear Tree Barm, Back Lane, Asselby, DN14 7HD will be found when entering the village of Asselby along Main Street and then turn left into Landing Lane and then right into Back Lane and the property will be found on the left hand side just after Back Lane Farm.

The rural village of Asselby is 2 miles west of the market town of Howden and 4 miles from access to the motorway network at Junction 37 of the M62.

DESCRIPTION
This stunning Barn Conversion is set in open countryside with far reaching views and briefly comprises:- Entrance Porch, Entrance Hall, Cloakroom, 32ft Kitchen-Diner, 19ft Lounge, Office, Master Bedroom with Dressing Room and En-suiite, 3 further Bedrooms (one having en-suite) & House Bathroom. Fully Double Glazed, carpeting and floor covering throughout. Under-floor heating throughout from the ground source heat pump.

ACCOMMODATION



ENTRANCE PORCH
Having composite front door and tiled roof.

ENTRANCE HALL
Having tiled floor.

KITCHEN/DINER 32' 611 x 12' 611 (9.91m x 3.81m)
Having dual aspect PVCu double glazed doors to the rear and central courtyard and 4 further PVCu double glazed windows. Large laminated working surface central island with cupboards and drawers under: further 'L' shaped range comprising sink unit set in laminated working surface with integrated Lamana 5 ring ceramic hob and 2 Lamana electric ovens and a built in dishwasher, further cupboards and drawers and matching wall units. Tiled floor.



PASSAGEWAY
Having composite double glazed door to the rear and floor tiles and carpeting.

BOILER/UTILITY ROOM
Housing the STIEBEL ELTRON ground source heat pump and cylinders and plumbing for an automatic washing machine



LOUNGE 19' 10" x 13' 10" (6.05m x 4.22m)
Having PVCu double glazed doors opening to the rear, 2 PVCu double glazed windows and floor tiles.

OFFICE 6' 5" x 5' 811 (1.96m x 1.73m)
Having carpet.



2ND BEDROOM 12' 611 x 11' O" (3.81m x 3.35m)
Having PVCu double glazed window and carpeting.

EN-SUITE SHOWER ROOM 1O' 1" x 5' 111 (3.07m x 1.55m)
Having PVCu double glazed window, shower, pedestal wash basin and W.C. Part tiled walls and tiled floor.

PASSAGEWAY
Having storage cupboard.





HOUSE BATHROOM 8' 11" x 5' 911 (2.72m x 1.75m)
Having PVCu double glazed window, panelled bath, vanity wash basin with cupboard and W.C. Towel radiator and tiled floor.



4TH BEDROOM 12' 6" x 8' 4" (3.81m x 2.54m)
Having PVCu double glazed window and carpeting.

3RD BEDROOM 10' 9" x 9' 11" (3.28m x 3.02m)
Having PVCu double glazed window and carpet.



MASTER BEDROOM 14' 4" x 11' 3" (4.37m x 3.43m)
Having PVCu double glazed French Doors opening onto the central courtyard and carpeting.

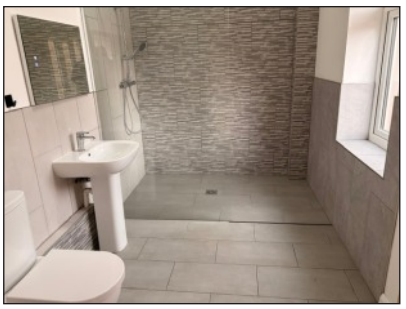
DRESSING ROOM 1O' 7" x 7' O" (3.23m x 2.13m)
Having skylight window and carpeting.

EN-SUITE SHOWER ROOM 10' 7" x 6' 9" (3.23m x 2.06m)
Having PVCu double glazed window, shower, pedestal wash basin and W.C. Part tiled walls and tiled floor.



OUTSIDE
To the side and rear of the property is ample parking for several vehicles and a grass garden area with mature fruit trees. An additional approximately 1.25 Acres is available immediately adjoining if required.

SERVICES
It is understood that mains water and electricity are laid to the property.
Heating to the property is all underfloor and provided by the STIEBEL ELTRON ground source heat pump.
Foul drainage is to the onsite treatment works digester.



VIEWING
Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 331333

OUTGOINGS
Council Tax will is payable to the East Riding of Yorkshire Council.



TENANCY CONDITIONS
The property is to be let, unfurnished, on an Assured Periodic Tenancy Agreement, which tenancy can commence as soon as the Tenancy Agreement is signed.
THE RENT REQUIRED IS £2,000 PER CALENDAR MONTH, payable in advance with the Tenant paying all outgoings including Council Tax.
A £2,300 Bond is required to be payable at the commencement of the tenancy, which will be refundable at the end of the tenancy if the property is left in a clean and tidy condition and the Tenant has fulfilled all of the Tenancy Conditions.
The property is available only to employed or retired parties.
Written references are required.
The Tenant is responsible for keeping the interior of the property in a clean and tidy decorative condition. A Tenant who does not smoke is preferred and smoking is not allowed in the property. Small pets may be considered.



HOLDING DEPOSIT
This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £450
It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline

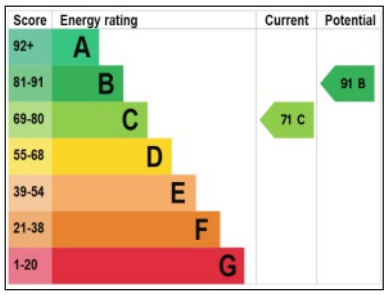
FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's offices and the Energy Efficiency Rating is shown.













Important Notice

DDM Agriculture for themselves and the Landlord of this property, whose agents they are, give notice that:

(i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.

CAC/MFB/HO-24/166

17/9/2026