



## **BARLEY LODGE WYTON ROAD PRESTON**

**£250,000  
FREEHOLD**

Barley Lodge is an individually positioned four-bedroom detached home set within generous grounds in the desirable village of Preston. Surrounded by open countryside, the property offers ample off-road parking, a substantial double garage and beautifully maintained gardens, creating an ideal blend of rural charm and practical family living. The property is subject to an Agricultural Occupancy Planning Condition

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# **FRANK HILL & SON**

**Est. 1924**

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Situated in a delightful rural position on the outskirts of Preston, Barley Lodge is an individually designed detached home offering flexible and well-proportioned accommodation, beautifully maintained gardens and a substantial double garage. Enjoying a peaceful setting surrounded by open countryside, this unique property provides the perfect opportunity for buyers seeking space, privacy and village living.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious lounge, centred around a charming log-burning stove and enjoying an abundance of natural light. The generous farmhouse-style kitchen is fitted with an extensive range of units and work surfaces, providing an ideal space for day-to-day family life and entertaining. Adjoining the kitchen is a practical utility room offering additional storage and laundry facilities, with convenient access to both the outside space and the double garage.

A separate dining room benefits from patio doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. The ground floor also offers exceptional flexibility with a further room currently utilised as a study, which could equally serve as a fourth bedroom, hobby room or home office. Completing the ground floor is a modern family bathroom fitted with both a separate shower cubicle and bath.

To the first floor are two comfortable double bedrooms, both benefiting from useful built-in eaves storage, together with a contemporary shower room comprising shower cubicle, wash basin and WC.

Externally, the property is approached via a gated gravel driveway providing ample off-road parking for multiple vehicles and leading to the substantial double garage with electric up-and-over doors, power and lighting. The beautifully maintained wraparound gardens are predominantly laid to lawn and bordered by mature hedging and established planting, creating a private and picturesque setting from which to enjoy the surrounding countryside views.

#### Utility

7'8" x 11'6" (2.34 x 3.52)

A practical and spacious utility room providing additional storage and laundry facilities, with convenient access to the kitchen, double garage and outside space — ideal for busy family living.

#### Kitchen

21'6" x 10'11" (6.56 x 3.34)

A generously sized farmhouse-style kitchen fitted with an extensive range of units and ample worktop space, offering an ideal hub for family living and entertaining. Conveniently positioned with access through to the utility room and downstairs hallway.

#### Dining Room

10'9" x 10'11" (3.28 x 3.34)

A bright and well-proportioned dining room offering the perfect space for family meals and entertaining, with patio doors opening directly onto the garden and allowing plenty of natural light throughout.

#### Lounge

11'8" x 18'2" (3.57 x 5.55)

A spacious and inviting lounge featuring multiple windows allowing for plenty of natural light, centred around a charming log-burning stove creating a warm and cosy focal point for the room.

#### Bedroom/study

8'9" x 8'11" (2.69 x 2.74)

A versatile and well-proportioned room currently utilised as a study, offering excellent flexibility to serve as an additional bedroom, home office or hobby room to suit a variety of needs.

#### Ground Floor Bedroom

10'11" x 10'9" (3.33 x 3.30)

A bright and comfortable double bedroom enjoying dual-aspect windows which allow for plenty of natural light, offering a peaceful outlook over the surrounding gardens.

#### Bathroom

8'10" x 5'6" (2.70 x 1.70)

A modern and well-presented family bathroom fitted with both a separate shower cubicle and panelled bath, complemented by a bright and neutral décor throughout.

#### Bedroom

11'11" x 8'9" (3.65 x 2.68)

A well-presented double bedroom offering a bright and comfortable feel, complete with useful built-in eaves storage providing practical additional space while maintaining a clean and uncluttered layout.

#### Shower Room

4'8" x 6'6" (1.43 x 1.99)

A modern shower room fitted with a contemporary suite including a corner shower cubicle, wash basin and WC, offering a practical and stylish addition to the accommodation.

#### Bedroom

11'9" x 8'8" (3.60 x 2.66)

A cosy and well-presented bedroom featuring useful built-in eaves storage, offering a comfortable and practical space ideal for guests, children or additional accommodation.



### Garage

19'1" x 16'11" (5.84 x 5.16)

A substantial double garage offering excellent storage and workshop potential, fitted with electric up-and-over doors and benefiting from power, lighting and convenient internal access to the property

### Outside

The property enjoys beautifully maintained wraparound gardens, predominantly laid to lawn and bordered by mature hedging, shrubs and established planting which provide a high degree of privacy and a picturesque outlook. Offering a wonderful balance of open space and sheltered seating areas, the gardens create an ideal environment for outdoor entertaining, family enjoyment and taking in the surrounding countryside views.

### Agricultural Occupancy Condition

The property is subject to an Agricultural Occupancy Condition, meaning occupation is restricted to those employed or previously employed in agriculture, forestry or related rural industries. Interested parties are advised to make their own enquiries regarding eligibility and the specific terms of the occupancy condition.

### Additional Information

#### PLANNING

All Intending Purchasers must satisfy themselves as to any Planning Requirements from the Local Authority, in the East Riding of Yorkshire Council.

#### TENURE

Freehold with Vacant Possession on Completion

#### ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D

#### AGENTS NOTES

On the 26th June 2017 the Fourth money Laundering Directive came into effect. As a Consequence of this New Legislation the Vendors Agents will need to undertake Due Diligence checks on Potential Purchasers prior to an offer being accepted. Please contact the Agents for Further information. Money laundering 2003 & Immigration Act 2014 Intending Purchasers will be asked to produce Identification Documentation.

#### SERVICES

Mains water and electricity. Oil boiler for heating, and septic tank for drainage

### MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

### WAYLEAVES/RIGHTS OF WAY/EASEMENTS

The Land is Sold subject to and with the benefit of all existing rights of way, water, light, drainage, all other easements and wayleaves affecting the Land and whether mentioned in these Particulars or not

### PLANS AND PARTICULARS

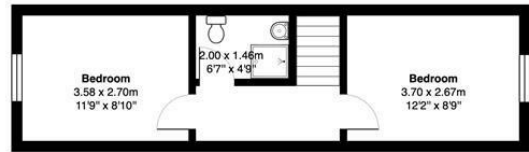
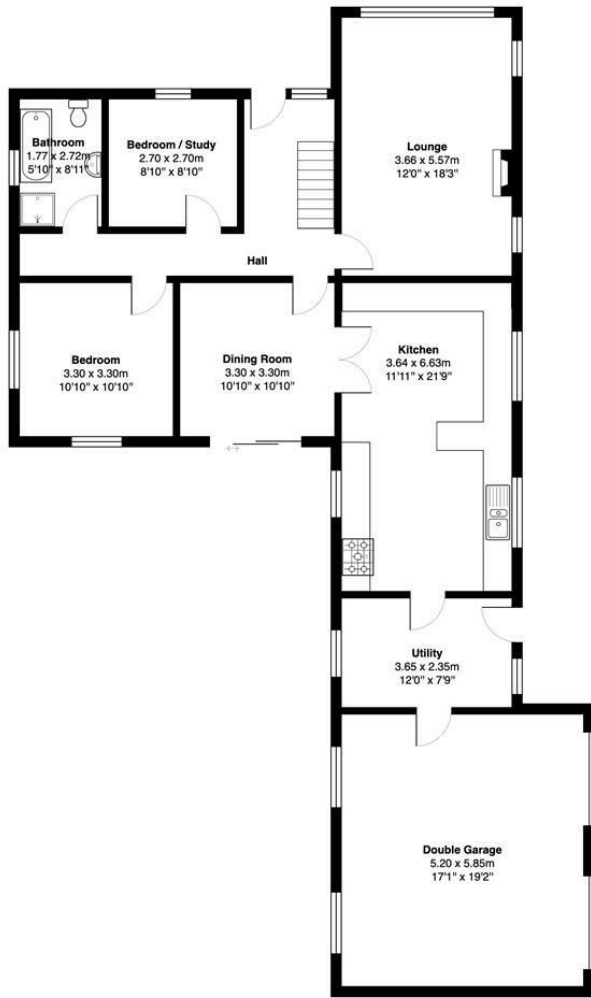
The Plans have been prepared and the Acreage in the particulars are stated for the Convenience of the Purchasers and are based on the Ordnance Survey Map with the sanction of the Controller of HM Stationary Office. The Plans and Particulars are believed to be correct but their accuracy cannot be guaranteed and no Claims for Omissions can be admitted.

### VIEWING- STRICTLY BY APPOINTMENT ONLY

ADDITIONAL INFORMATION Frank Hill & Son for themselves and for the vendors of the property or articles out in these particulars, give notice that

- These particulars are intended to give a fair and accurate general outline for the guidance of intending purchasers but do not constitute, not constitute any part of an offer or contract
- All statements contained in these particulars as to the property or articles are made without responsibility on the part of Messers Frank Hill & Son or the vendors
- None of the statements contained in these particulars as to the property or articles are to be relied upon as statements or representations of fact. Intending purchasers should make their own independent enquiries regarding past or present use of the property, necessary permission for use and occupation, potential uses and any other matters affecting the property prior to purchase.
- Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
- No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
- The vendor does not make or give and neither Messers Frank Hill & Son nor any person in their employment has any authority to make or give, any representations or warranty whatever in relation to this property





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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