



A beautifully presented two-bedroom detached barn conversion offering a stylish blend of character and modern living, set within easy reach of local routes and amenities. Finished to a high standard throughout, the property features original exposed beams, a sleek, high-spec kitchen with granite worktops, a separate utility room, and two elegant bathrooms including a luxurious en-suite and a Jack and Jill shower room. The spacious layout includes two generous double bedrooms and a versatile loft room, ideal as a dressing area, study, or occasional guest space. Outside, the property is enclosed by a walled boundary with gated access, providing gravelled parking for several vehicles, an enclosed lawned garden with colourful planting, and a garage.

Tenure: Freehold. East Riding of Yorkshire Council BAND: D.



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Harlthorpe is a small rural hamlet located just south of Bubwith in the East Riding of Yorkshire, surrounded by open countryside and farmland. It offers a quiet, peaceful setting with easy access to nearby villages and the amenities of larger towns like Selby and York.

THE ACCOMODATION COMPRISES

ENTRANCE HALL

Composite front entrance door, original flat stone flooring, stairs leading to the first floor, and a radiator.

WC

WC, wash hand basin set in a vanity unit, tiled floor, part-panelled walls, and an extractor fan.

SITTING ROOM

4.53m x 6.31m (14'10" x 20'8")
Dimplex Grand Optimyst electric stove, tiled hearth, brick surround with an inset wooden mantle, two radiators, exposed beams, and decorative stained glass windows.

KITCHEN

3.06m x 4.01m (10'0" x 13'1")
Fitted with a range of wall and base units with granite work surfaces, Belfast sink unit, integrated fridge freezer, larder unit, extractor hood, recessed ceiling lights, exposed beams, tiled floor, radiator, and wine rack.

UTILITY

Fitted with a range of wall and base units, comprising work surfaces, ceramic sink unit, plumbing for an automatic washer, integrated dishwasher, and a cupboard housing the floor-standing oil-fired central heating boiler and hot water cylinder

LANDING

Exposed beams.

BEDROOM 1

4.88m x 4.15m (16'0" x 13'7")
Radiator, exposed beams, and door through to the bathroom.

EN-SUITE

Three-piece white suite comprising step-in shower cubicle, low flush WC, wash hand basin set in a vanity unit, part-tiled walls, exposed beams, extractor fan, chrome heated towel rail, and recessed ceiling lights.

BEDROOM 2

4.88m x 4.10m (16'0" x 13'5")
Radiator, extractor fan.

JACK AND JILL BATHROOM

Three-piece suite comprising panelled bath with shower over, separate shower, low flush WC, wash hand basin set in a vanity unit, part-tiled walls, tiled floor, chrome heated towel rail, and extractor fan.

DRESSING ROOM

3.48m x 4.98m (11'5" x 16'4")
Radiator.

GARAGE

5.12m x 2.94m (16'9" x 9'7")
Up and over door.

OUTSIDE

Outside, the property enjoys a walled boundary with gated access, gravelled parking for several vehicles, an enclosed lawned garden with an array of flowers and shrubs, and the added benefit of a garage.

ADDITIONAL INFORMATION

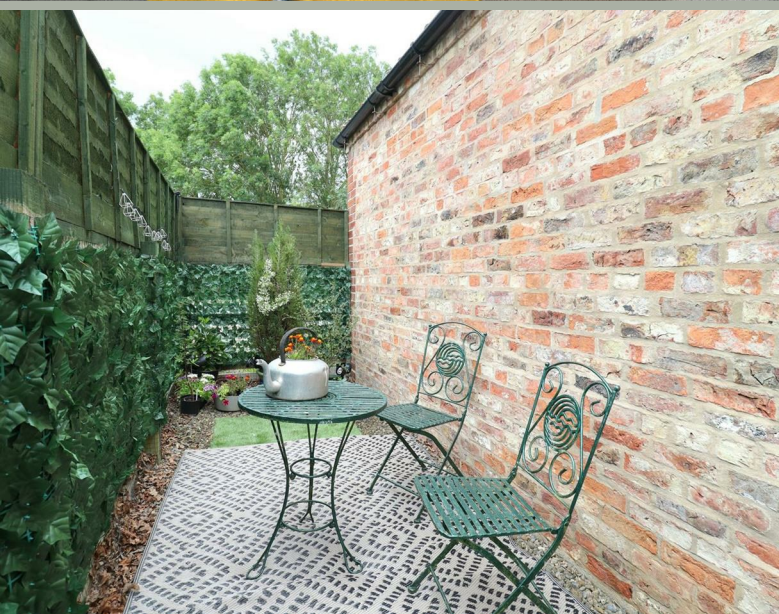
SERVICES

Mains water and electricity. Oil Central heating, Domestic small sewage treatment plant (Marsh Sewerage).

APPLIANCES

No appliances have been tested by the Agent.

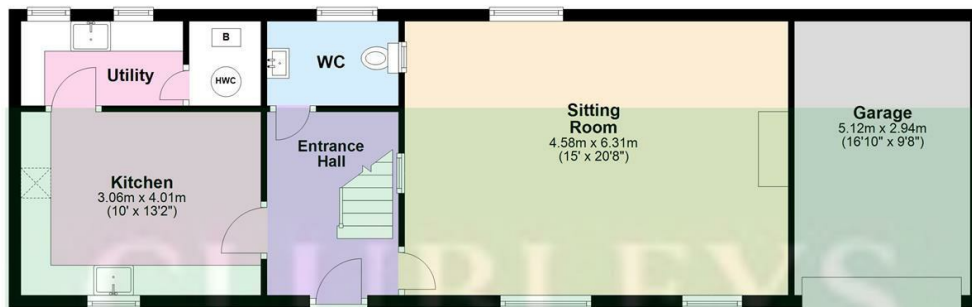
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Ground Floor

Approx. 72.2 sq. metres (777.5 sq. feet)



First Floor

Approx. 67.7 sq. metres (728.8 sq. feet)



Total area: approx. 139.9 sq. metres (1506.3 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

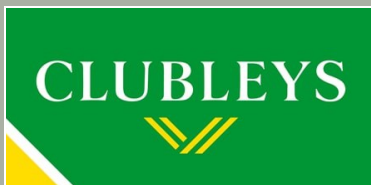
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	79
England & Wales		EU Directive 2002/91/EC

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.