



£460,000

4 Bedroom Detached House for sale
7 Hinsley Lane Carlton, Carlton, Goole





Overview

Incredible four-bedroom family home on one of the most coveted streets in Carlton. Extensively renovated throughout whilst retaining period features. A fantastic family home with open-plan kitchen/dining room and double garage.



Key Features

- Completely Renovated Throughout
- Immaculate South-Facing Garden
- Open-Plan Kitchen/Dining Room
- Lounge With Log Burner
- Four Bedrooms
- Double Garage
- Peaceful Village Location
- Large Summer House
- Original Period Features
- Utility Room





Occupying a generous plot in the heart of Carlton, 7 Hinsley Lane is a beautifully renovated four-bedroom cottage combining the character of a home built approximately 200 years ago, with the space, finish and practicality expected of a modern family home. Extensively improved by the current owners, the property has been transformed throughout while retaining the features that give an older home its personality, including exposed timber beams, cottage-style detailing and a wonderful fireplace with log-burning stove.

The result is a home that feels characterful without compromising on contemporary living, with a superb open-plan kitchen and dining room, separate lounge, utility and ground-floor WC, four bedrooms, a detached double garage and an exceptional south-facing rear garden.

The ground floor is particularly well suited to family life. At its heart is the impressive kitchen/dining room, a sociable space where traditional features and modern finishes work beautifully together. Exposed ceiling beams create an immediate sense of history, while the contemporary shaker-style kitchen provides an extensive range of cabinetry, generous work surfaces, tiled splashbacks and space for a substantial range cooker. A freestanding island provides additional preparation space and informal seating, while there is ample room for a large family dining table.



Heading directly from the kitchen/dining room into the open-plan lounge, you will find a room which provides a wonderfully comfortable contrast to the open-plan kitchen. A traditional brick fireplace with substantial timber lintel houses a log-burning stove, creating an inviting focal point, while French doors open directly onto the incredible rear garden. Neutral décor, quality flooring and plenty of natural light make this a room that feels equally suited to relaxed family evenings or entertaining.

An extension to the original cottage has added further practicality, providing a particularly useful utility room with fitted storage and appliance space, together with a separate ground-floor WC. For families, this additional area makes a significant difference to the day-to-day usability of the home.

Upstairs are four bedrooms, with the three larger rooms all providing comfortable proportions. The principal bedroom measures approximately 12'10" x 12'2", while bedrooms two and three are also generous doubles. The fourth bedroom offers excellent flexibility as a child's bedroom, nursery or study. The accommodation is completed by a well-presented family bathroom fitted with a modern white suite including a full-size bath, separate shower and heated towel

rail.

Throughout the property, considerable care has clearly been taken to balance old and new. Exposed beams, timber internal doors, traditional-style radiators and period-inspired details sit comfortably alongside modern kitchens, bathrooms, décor and fittings, giving the house a distinctive feel and a real sense of warmth and style.

Outside is arguably one of the home's biggest attractions. The immaculately maintained south-facing rear garden provides a superb family and entertaining space, combining generous lawns with paved seating areas, established planting and mature boundary hedging which creates an excellent degree of privacy. Various seating areas allow different parts of the garden to be enjoyed throughout the day, while a covered pergola adds another attractive outdoor entertaining space.

At the far end of the garden is a large timber summer house, currently arranged as a comfortable additional sitting and relaxation area. There is also a greenhouse and dedicated vegetable patch, making the garden particularly appealing to anyone keen on growing their own produce, while the extensive lawn still leaves plenty of room for children to play.

To the side of the house is a substantial detached double garage measuring approximately 18'1" x 18'1", approached over a gravelled driveway providing additional off-street parking. The size of the garage offers excellent scope for vehicles, storage, hobbies or workshop use.

The property benefits from uPVC windows throughout and an installed CCTV system.

For buyers searching for the charm of an older village property but unwilling to compromise on modern presentation, family space or outside amenities, 7 Hinsley Lane offers an increasingly difficult combination to find.

Carlton itself is a popular village with a strong community feel and everyday amenities within easy reach. For families, the proximity to the well-regarded Carlton Primary School is a huge advantage, making the morning school run far more convenient. The Snaith School, Brayton Academy and Selby High School are also within easy reach.

The village is well placed for access to nearby Snaith, Selby and Goole, as well as wider road links for commuters. It sits just a few miles from Selby station where commuters can take regular direct services to York, Leeds, Hull, Manchester and even London.

Kitchen / Dining Room
22' 3" x 14' 7" (6.79m x 4.46m)

Lounge
18' 6" x 12' 1" (5.65m x 3.70m)

Utility Room
9' 6" x 8' 6" (2.90m x 2.60m)

Guest WC
4' 5" x 4' 3" (1.35m x 1.30m)

Entrance Hall
13' 1" x 6' 10" (4.00m x 2.10m)

Bedroom 1
12' 9" x 12' 1" (3.90m x 3.70m)

Bedroom 2
12' 1" x 11' 5" (3.70m x 3.50m)

Bedroom 3
10' 1" x 9' 2" (3.09m x 2.80m)

Bedroom 4
7' 2" x 6' 6" (2.20m x 2.00m)

Bathroom
12' 1" x 5' 10" (3.70m x 1.79m)

Double Garage
18' 0" x 18' 0" (5.50m x 5.50m)

Floorplans



TOTAL FLOOR AREA : 1582 sq.ft. (147.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix G2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove Goole & Selby

01757 600471 (24/7)
selby@ewemove.com

