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Limb
MOVING HOME









Barn House, West Wold, Swanland, East Yorkshire, HU14 3PT

- Individual Det House
- Up to 6 Bedrooms
- Approx. 3,600 Sq.ft.
- 4 Reception Rooms
- Gated Entrance
- Prime Location
- Council Tax Band = G
- Freehold/EPC = C

£815,000

INTRODUCTION



Barn House is a substantial individual detached property providing a fabulous range of accommodation which extends to around 3,600 sq.ft. across 3 floors. Ideal for a family with space, versatility and practicality, this lovely home stands in a prime location, just off West Leys Road, within which many consider to be the most sought after village in the area. The extensive accommodation can only be truly appreciated by an internal inspection although the layout is depicted on the attached plan and includes four reception rooms, dining kitchen, six bedrooms and four bath/shower rooms. The main living room features a superb large log burning stove set within an inglenook style fireplace. The double garage has been part converted for the current owners use into occasional work space. This could readily be converted back by an incoming purchaser. The property enjoys a commanding position looking west and has gardens wrapping around the house being mainly laid to lawn. A gated entrance from West Wold provides access to the parking forecourt and garage. Chain Free!

LOCATION

West Wold comprises a number of individually designed properties and leads beyond to a more recent high quality residential development. Swanland has an attractive centre where a number of shops can be found including a butchers, chemist and convenience store/Post Office. There are a number of amenities and recreational facilities such as a Tennis and Bowls Club and children's playing field. The village also has a well reputed junior/primary school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access to the A63 leads to Hull City Centre to the east and the national motorway network to the west. A mainline railway station lies approximately 15 mins driving distance away in Brough which provides intercity connections.

ACCOMMODATION

A contemporary composite entrance door opens to the:

ENTRANCE HALLWAY

A central hallway with oak detail staircase leading up to the first floor. Wood flooring.

CLOAKS/WC

With low level WC and wash hand basin.

LIVING ROOM

22'5 x 16'2 approx (6.83m x 4.93m approx)
A particularly spacious room with window to west, north and an inglenook style fireplace housing a large cast log burning stove. Double doors open through to the conservatory.



CONSERVATORY

14' 4 x 14'2 approx (4.27m 1.22m x 4.32m approx)
With double doors leading out to the garden and a radiator for year round use.



DAY ROOM

12'7 x 10'7 approx (3.84m x 3.23m approx)
Plus bay window to west elevation. Wood flooring.



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STUDY

9'8 x 7'0 approx (2.95m x 2.13m approx)
Window to rear elevation.

DINING KITCHEN

23'8 x 13'3 approx plus bay window (7.21m x 4.04m approx plus bay window)
Bay window to front elevation. There is a range of fitted timber units with granite work surfaces, matching island, undercounter sink, range cooker with extractor hood above, further twin undercounter sinks to perimeter units.





UTILITY ROOM

With fitted units, sink and drainer, plumbing for automatic washing machine, external access door.

DOUBLE GARAGE

The garage has been part converted by the current owners into occasional workspace. There is a remaining garage store measuring 13'4 x 11'5 approx. with an automated up and over entry door. The garage space houses the two gas fired boilers, one understood to be for ground floor and the other for the upper floor radiators. A double garage could be reinstated by an incoming purchaser fairly readily.

FIRST FLOOR

LANDING

The main landing has a fabulous picture window providing commanding views to the west. Further staircase leading to the second floor.



VIEW FROM LANDING

BEDROOM 1

22'5 x 16'2 approx (6.83m x 4.93m approx)
With windows to both west and north elevations.



DRESSING ROOM

Having a range of fitted wardrobes to two walls.

EN-SUITE BATH AND SHOWER ROOM

12'6 x 7'0 approx (3.81m x 2.13m approx)
With suite comprising a large shower enclosure, corner spa bath, low level WC, bidet and twin circular wash hand basins upon fitted cabinet.





BEDROOM 2

13'3 x 12'2 approx (4.04m x 3.71m approx)
Windows to south and west elevations.



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BEDROOM 3

16' 7 x 10'0 approx (4.88m 2.13m x 3.05m approx)
Window to west elevation.



BEDROOM 4

16'7 x 9'7 approx (5.05m x 2.92m approx)
Window to west elevation.



BATHROOM

With site comprising low level WC, wash hand basin, oval shaped freestanding bath, corner shower cubicle.



SECOND FLOOR

LANDING

With fitted cupboards running to one wall.

BEDROOM 5

13'8 x 13'7 approx (4.17m x 4.14m approx)
With two windows to the west elevation.



EN-SUITE BATHROOM

With low level WC, wash hand basin and bath with shower.



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BEDROOM 6

17'4 x 13'8 approx (5.28m x 4.17m approx)
Two windows to the west elevation.



EN-SUITE SHOWER ROOM

Low level WC, was hand basin and shower cubicle.

OUTSIDE

A gated entrance opens to a gravelled forecourt providing parking and access to the garaging. The house is designed to enjoy the west aspect. Grounds extend to the front with lawns, borders and fencing to the perimeter. It is worth noting that there is a further gated entrance from West Wold into the front garden. The main garden is positioned to one side and is mainly lawned with shrub borders.







PATIO



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of 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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

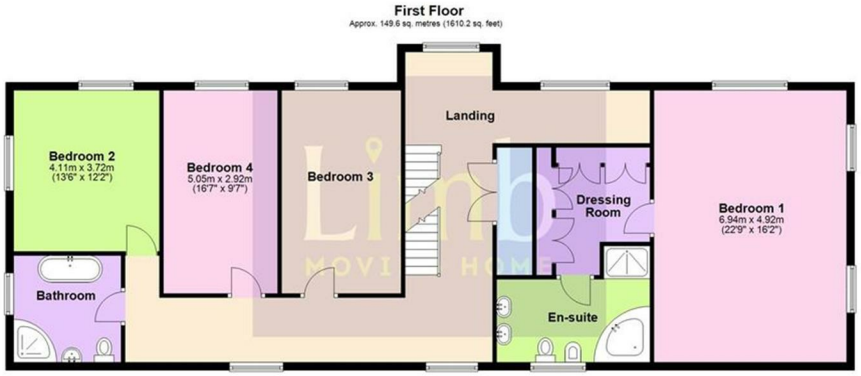
In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

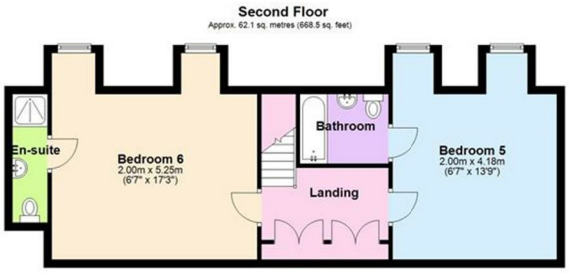
PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


WELTON WOLD
Wauldby Rd
Kirk Ella
West Ella
A164
Swanland
Tranby Ln
Tranby Ln
Kemp Rd
Welton
Petuaria Wy
Melton
A164
Boothferry Rd
Petuaria Wy
Petuaria Wy
North Ferriby
A15
Humber Bridge Country Park
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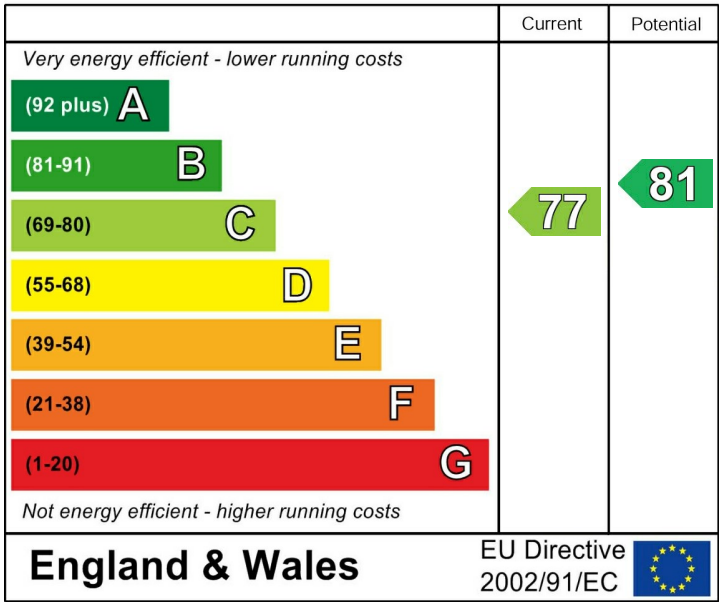






Total area: approx. 375.6 sq. metres (4043.1 sq. feet)
Barn House

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

