



## 4 OLD DAIRY

BARROW-UPON-HUMBER, DN19 7ST

**£240,000**  
**FREEHOLD**

### OLD DAIRY, BARROW UPON HUMBER

A well presented three bedroom detached family home occupying a generous corner plot, complete with a superb log cabin offering fantastic potential for running a business from home or home working, as currently utilised.



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### DESCRIPTION

This attractive detached property offers spacious and versatile accommodation throughout, combined with excellent outdoor space and a highly desirable village location.

Step inside via the entrance lobby where stairs rise to the first floor and a door leads through to the lounge. The front facing lounge is a spacious and inviting room, with feature fire surround, a handy under stairs storage cupboard and a window to the front elevation. An archway opens through to the dining room.

The dining room provides a wonderful space for entertaining, offering ample room for a dining table and chairs and benefiting from a single French door opening out to the rear garden, allowing natural light to flood the room.

Off the dining room is the modern fitted kitchen, which is equipped with a range of wall and base units with complimentary work surfaces and tiled splashbacks. Integrated appliances include an electric double oven, four ring gas hob with extractor fan over, dishwasher and fridge. A window overlooks the rear garden and a door leads through to the utility room.

The utility room is fitted with further wall and base units, space and plumbing for a washing machine and tumble dryer, a side exit door and access to a convenient ground floor WC.

To the first floor, there are three well proportioned bedrooms. The master bedroom benefits from ample fitted wardrobes and a modern en-suite shower room comprising a walk-in shower with electric shower, WC, wall hung wash hand basin and chrome effect towel radiator. Bedroom two enjoys a lovely bow window to the front elevation, whilst bedroom three, currently

used as a home office or hobby room, has a rear facing window.

The family bathroom is fitted with a four piece suite incorporating a bathtub with mixer tap, walk-in shower cubicle with electric shower, WC and wall mounted wash hand basin, finished with decorative tiling throughout.

Externally, the spacious front garden offers a driveway providing ample off street parking and access to the integral garage, which is equipped with power and lighting. There is a side gate with pathway leading through to the rear garden, and the front garden is finished with an evergreen hedge and slate borders. From the front of the property there is also direct access to the log cabin, ideal for welcoming clients separately from the main house.

The fully enclosed rear garden enjoys a good degree of privacy, with mature trees and shrubbery bordering the boundaries. The garden is mainly laid to lawn and features a paved patio area, a raised decked seating area positioned in front of a timber summer house, and a timber open hot tub shelter.

To the side of the property is the impressive log cabin, offering exceptional versatility. Double doors open into an entrance lobby area, ideal for seating, storage or coat space, with a further door leading into the main room which is fully insulated and benefits from power and lighting. There is also access to a useful WC, making the space ideal for a home business, studio, gym or office.

A fantastic opportunity to purchase a versatile family home with exceptional work-from-home facilities, all set within the popular village of Barrow upon Humber - early viewing is highly recommended.



### Entrance Lobby

Entrance door opening into a welcoming lobby with stairs rising to the first floor and door leading through to the lounge.

### Lounge

A spacious front facing lounge with feature fire surround, window to the front elevation, handy under stairs storage cupboard and an archway opening into the dining room.

### Dining Room

A great space for entertaining with ample room for a dining table and chairs and a single French door opening out to the rear garden.

### Kitchen

Modern fitted kitchen with a range of wall and base units with complimentary worktops and tiled splashbacks. Integrated electric double oven, four ring gas hob with extractor fan over, integral dishwasher and fridge. Rear facing window and door leading through to the utility room.

### Utility Room

Fitted with additional wall and base units, space and plumbing for washing machine and tumble dryer, side exit door and door to the ground floor WC.

### WC

Fitted with WC and wash hand basin.

### Bedroom One

A generous master bedroom featuring ample fitted wardrobes and access to a modern en-suite shower room.

### En-Suite Shower Room

Comprising walk-in shower with electric shower, WC, wall hung wash hand basin and chrome effect heated towel radiator.

### Bedroom Two

A well proportioned double bedroom enjoying a lovely bow window to the front elevation.

### Bedroom Three

Currently used as a home office / hobby room with rear facing window.

### Family Bathroom

Fitted with a four piece suite incorporating a bath with mixer tap, walk-in shower cubicle with electric shower, WC and wall mounted wash hand basin. Finished with decorative tiling throughout.

### OUTSIDE

#### Front Garden & Driveway

Spacious corner plot with driveway providing ample off street parking and access to the integral garage, which benefits from power and lighting. Finished with slate borders, evergreen hedge and side gate with pathway to the rear garden. There is also direct access from the front to the log cabin, ideal for clients.

#### Rear Garden

Fully enclosed with timber fencing, mature trees and shrubbery providing excellent privacy. Mainly laid to lawn with a paved patio area, raised decked seating area fronting a timber summer house and a timber open hot tub shelter.

#### Log Cabin

An impressive and versatile space ideal for running a business or working from home. Double doors open into an entrance lobby area offering space for seating, storage or coats. A further door leads into the main room which is fully insulated and benefits from power and lighting, along with access to a useful WC.

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### ADDITIONAL INFORMATION

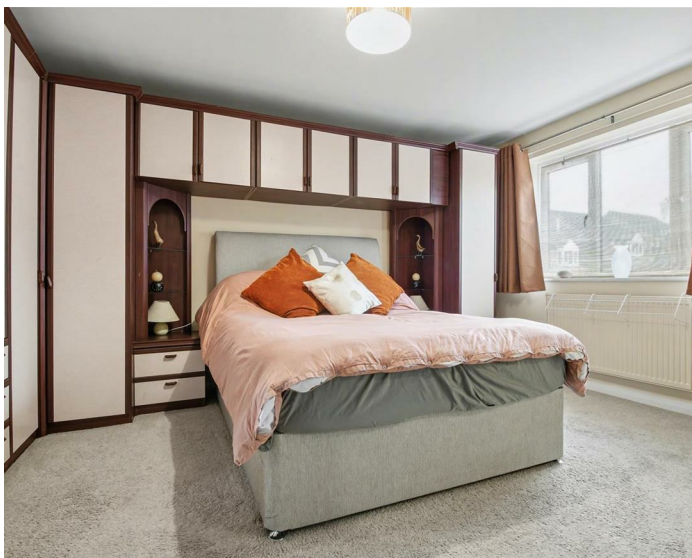
**Local Authority –**

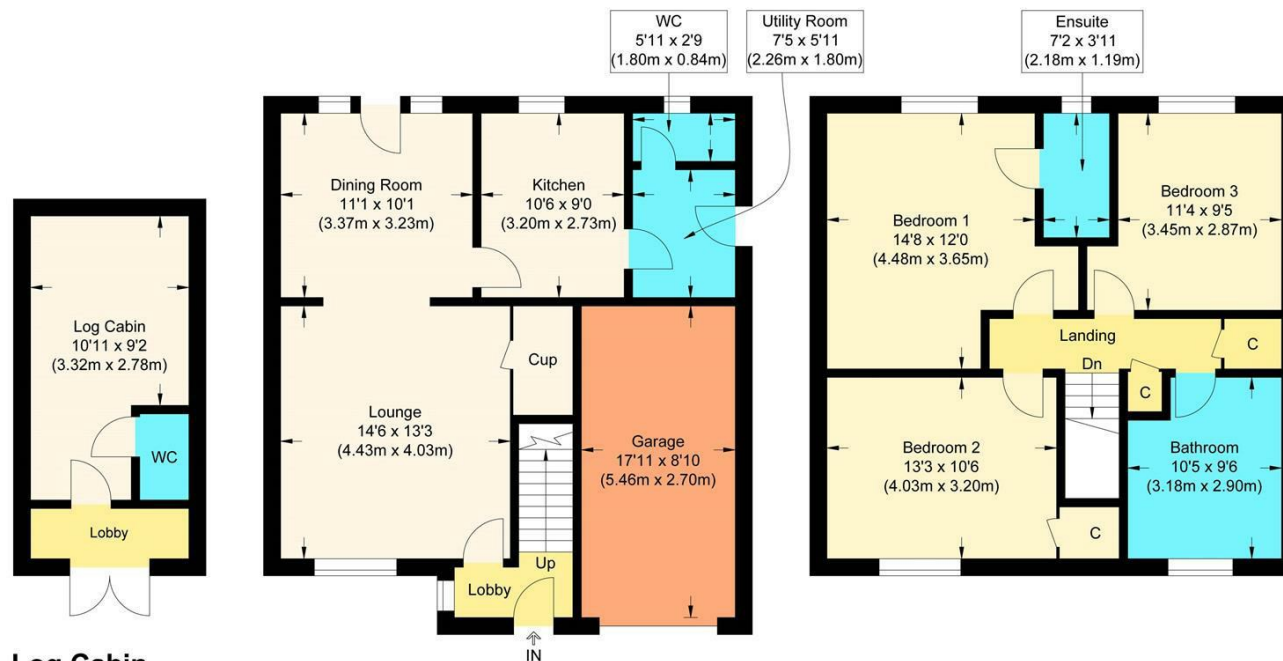
**Council Tax – Band C**

**Viewings – By Appointment Only**

**Floor Area – 1163.00 sq ft**

**Tenure – Freehold**





**Log Cabin  
(Outside)**

**Ground Floor**

**First Floor**

## Old Dairy

Approximate Gross Internal Floor Area : 113.70 sq m / 1223.85 sq ft

(Excluding Log Cabin / Garage)

Log Cabin Area : 16.70 sq m / 179.75 sq ft

Garage Area : 14.70 sq m / 158.22 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



### Energy Efficiency Rating

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

73

83

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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