# Barn House High Street, Barmby-On-The-Marsh, Goole, DN14 7HS
# £475,000
# EPC: D

Nestled in the charming rural village of Barmby-On-The-Marsh, this delightful detached house on High Street offering a wealth of character and charm. Dating back to the early 1800s, the property boasts an array of period features that reflect its rich heritage, making it a truly special home.

Spanning an impressive 1,377 square feet, this residence provides ample space for comfortable living, briefly comprising, two reception rooms, spacious kitchen/breakfast room, garden room overlooking the rear gardens, utility & w.c. together with three bedrooms and family bathroom. Externally there are good size gardens with cobbled pathways and paved seating areas together with a brick built store.

In addition, one of the standout features of this property is the detached two-storey barn, which presents a fantastic opportunity for conversion. Whether you envision a studio, workshop, or additional living space, the potential is vast.

The peaceful village location enhances the appeal, providing a tranquil lifestyle while still being within easy reach of local amenities.

This period detached property is a rare find, it is an ideal choice for those looking to embrace a rural lifestyle without sacrificing comfort or convenience. Don’t miss the chance to make this enchanting home your own.

- Period detached property dating back to the early 1800's
- Offering a wealth of character and charm
- Spacious family accommodation
- Two reception rooms, garden room, utility & w.c.
- Spacious kitchen/breakfast room with feature cast range
- Three bedrooms
- Family bathroom with separate shower and roll top bath
- Detached 2 storey barn, offering huge potential for conversion
- Off street parking & gardens with brick built store
- Viewing highly advised

Entrance Hall
3'4" x 19'1"
Timber entrance door. Stairway to first floor. Quarry tiled floor.

Sitting Room
13'9" x 12'9"
Exposed brick fire surround with flagged hearth housing a multi fuel burning stove. Exposed ceiling beams. Period cast radiator. Timber flooring.

Utility Room
5'7" x 11'8" (max)
Located under the stairs. Single base cupboard, integrated fridge and freezer. Quartz worktop with Belfast sink. Timber panelled walls. Plumbing for a washing machine. Exposed ceiling beams. Period cast radiator. Quarry tiled floor. Wall mounted gas boiler and a hot water cylinder.

Dining Room
11'5" x 11'5"
Exposed brick chimney breast with flagged hearth housing a multi fuel burning stove. Exposed ceiling beams. Period cast radiator. Timber flooring.

Kitchen Breakfast Room
10' 8" x 19'3"
Range of fitted base and wall units finished in painted timber with solid timber worktops and tiled work surrounds. The units incorporate a belfast sink and an integrated fridge/freezer. Plumbing for a dishwasher
Exposed brick surround with period cast iron cooking range and bread oven. Please note these are not in working order.
Period cast radiator. Exposed ceiling beam. Inset ceiling lights. Stone flagged floor.

Island unit (TBC if staying)

Range Master Aga style double oven with grill and warming drawer and a six burner gas hob. ( TBC if staying)

Garden Room
13'9" x 7'8"
Double timber doors out to the garden. Velux roof window. Two period cast radiators. Stone flagged flooring.

Cloakroom
6'2" x 3'3"
White wash hand basin and a low flush W.C. Walls panelled to half height. Built in double storage unit. Inset ceiling lights. Stone flagged flooring.

Half Landing
Timber flooring. Feature window overlooking the garden room.

Landing
6' x 17'8"
Timber flooring. Access to the loft space which is fully boarded and decorated with exposed beams and a timber laminate floor, an extremely useful storage space.

Bathroom
7' x 11'6"
White suite comprising a fully tiled double shower with waterfall showerhead, roll top bath, sink with marble surround and a high flush W.C. Panelled walls to half height. Fitted storage cupboard. Timber flooring.

Bedroom One
11'6" x 11'5"
To the front elevation. Period cast fire surround and hearth. Period cast radiator. Timber flooring.

Bedroom Two
11'2" x 10'7"
To the front elevation. Period cast fire surround and hearth. Period cast radiator. Timber flooring.

Bedroom Three
8'3" x 7'
To the front elevation. Period cast radiator. Timber flooring.

Loft
10'8" x 26'3"
Accessed by pull down ladder. Fully boarded and painted. Roof beams and timber flooring.

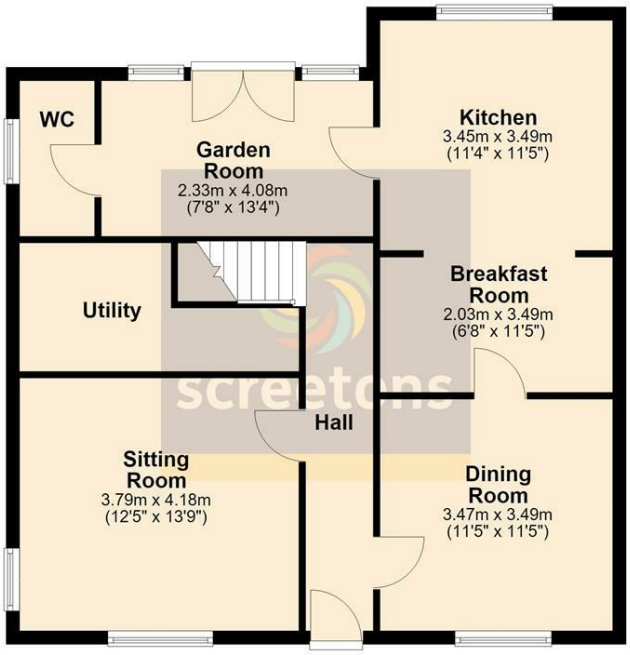
Outside
To the front of the property an iron double gate gives vehicular access to a paved and cobbled driveway.

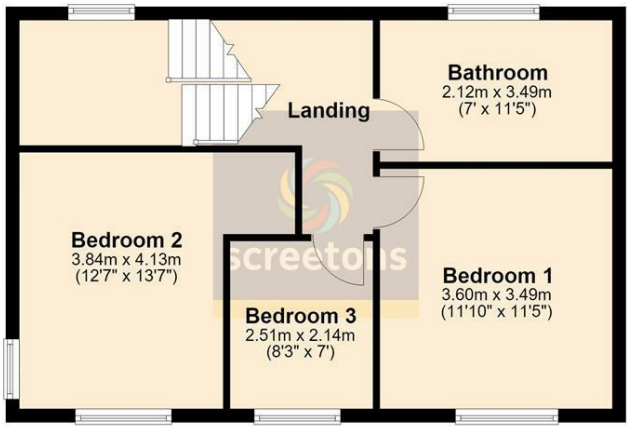
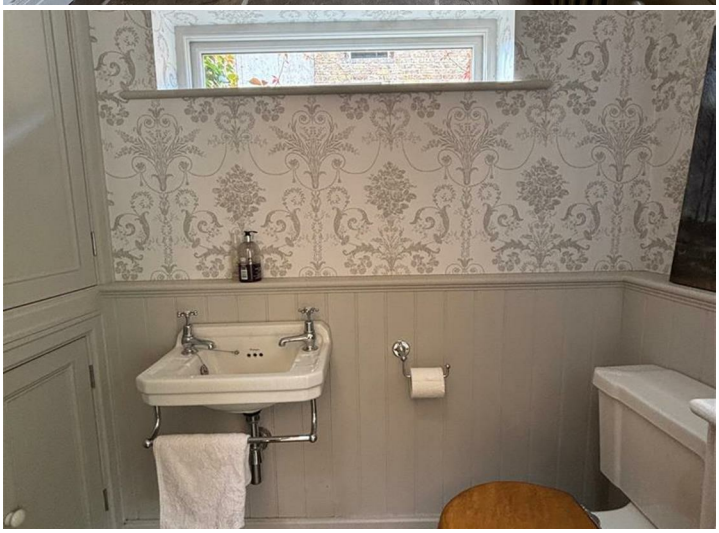
To the rear of the property there are walled gardens incorporating mature trees and shrubs, paved seating areas and cobbled pathways together with a brick built garden store.

Barn
15'3" x 41'
Two storey brick built barn.

Offering huge potential for a variety of uses subject to obtaining the relevant planning consent

## Ground Floor




## First Floor