



The Old Barn
Daggett Lane
Harpham, YO25 4QS

ASKING PRICE OF

£295,000

2 Bedroom Detached Bungalow

• Est. 1891 •
Ulllyotts
Estate Agents

01377 253456



The Old Barn, Daggett Lane, Harpham, YO25 4QS

The Old Barn really is a rare find!

The bungalow is set within the tranquil village of Harpham in a very quiet location with virtually no passing traffic. The pristine interior accommodation is only part of the home's appeal as it also offers a **double drive access which may well appeal to those buyers with multiple vehicles or even a caravan or motorhome.**

The gardens are of a good proportion and border open grassland, whilst also having picturesque views across to the village church.

Internally, the bungalow is unlikely to disappoint. The original part of the property was converted from a small barn and extended with modern accommodation, in keeping with the feel of the original build. The result is accommodation that includes a dedicated characterful lounge, dining area with kitchen, two bedrooms and bathroom.

As mentioned, this is a real find - combining multiple elements of a countryside retreat yet surprisingly being only a short distance from the main A614 from Driffeld to Bridlington.

HARPHAM

Harpham is a small village situated approximately 7 miles east of Driffeld and 10 miles west of Bridlington. The village is known for its beautiful countryside, historic buildings, and friendly community. Harpham is surrounded by rolling hills, fields, and woodlands, making it an ideal location for outdoor activities such as hiking, cycling, and horse riding. One of the most notable landmarks in Harpham is the St. John of Beverley Church, which dates back to the 12th century.

The church is a Grade I listed building and features a Norman doorway, a 14th-century font, and a 15th-century rood screen. The church is open to visitors and holds regular services throughout the year. There are a number of local businesses including a village pub offering traditional food, and an active village hall.

ENTRANCE PORCH



Lounge



Dining Kitchen



Dining Kitchen



Dining Kitchen

Accommodation

5' 5" x 3' 4" (1.67m x 1.02m)

With stable-style door leading into:

DINING KITCHEN

15' 5" x 14' 9" (4.72m x 4.50m)

Forming two dedicated areas in an open plan arrangement. The kitchen area being fitted along two walls including base and drawer units with a wood effect worktop over and finished with chrome effect handles. Integrated electric oven and hob plus integrated dishwasher. Circular stainless steel sink with mixer tap, coved ceiling and tiled floor. Electric storage heater.

Large walk - in pantry. This has fitted floor and wall mounted units and includes plumbing for an automatic washing machine. Window to the side.

Open plan into:

LOUNGE

15' 1" x 9' 8" (4.61m x 2.97m)

With feature brick work fireplace and timber overmantel along with flagged hearth. Log burning stove and the room being well lit with four windows to three aspects. Electric storage heater. Coved ceiling.

INNER HALL

5' 3" x 5' 1" (1.61m x 1.55m)

With built-in storage cupboards.

BATHROOM

9' 0" x 7' 1" (2.76m x 2.16m)

With panelled bath having an electric shower over and being fully tiled around. Curtain shower rail. Low level WC and pedestal wash hand basin. Heated electric towel rail and wall heater, splashback tiling and panelling to the walls.

BEDROOM 1

14' 6" x 10' 4" (4.44m x 3.15m)

With front and rear facing window. Electric storage heater.

BEDROOM 2

14' 4" x 9' 8" (4.37m x 2.97m)

With a dual aspect, having a window to the side and useful French doors out onto the rear garden. Built-in wardrobe and electric storage heater.

OUTSIDE

The property is set back from the road on an especially quiet plot. There are two gravelled drives, one either side of the property. The right hand side drive leading to an attached



Bathroom



Bedroom 1



Bedroom 2



Garden

garage (4.50m x 3.64m). The garage features twin doors plus electric power and lighting connected. To the left hand side of the property is a further gravelled drive with gated access adjacent to the property. This is suitable for additional parking or will equally be suitable for a caravan/motorhome or other such vehicle.

The owners of the adjacent property have a right of access over part of this second drive but this does not affect the ability to park. The front of the property is finished with a grassed forecourt.

To the rear of the property is an extensive area of garden. The garden itself is predominantly lawned and borders adjacent open grassland. There is a raised bed along with patio area. The garden also enjoys views across towards the village church.

Woodstore and shed.

The sale of the property also includes a touring caravan which is used as a garden room.

HEATING

Provided by electric storage heaters.

DOUBLE GLAZING

Sealed unit double glazing throughout.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity. Drainage is via a septic tank.

COUNCIL TAX

Band B.

ENERGY PERFORMANCE CERTIFICATE

Rating E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

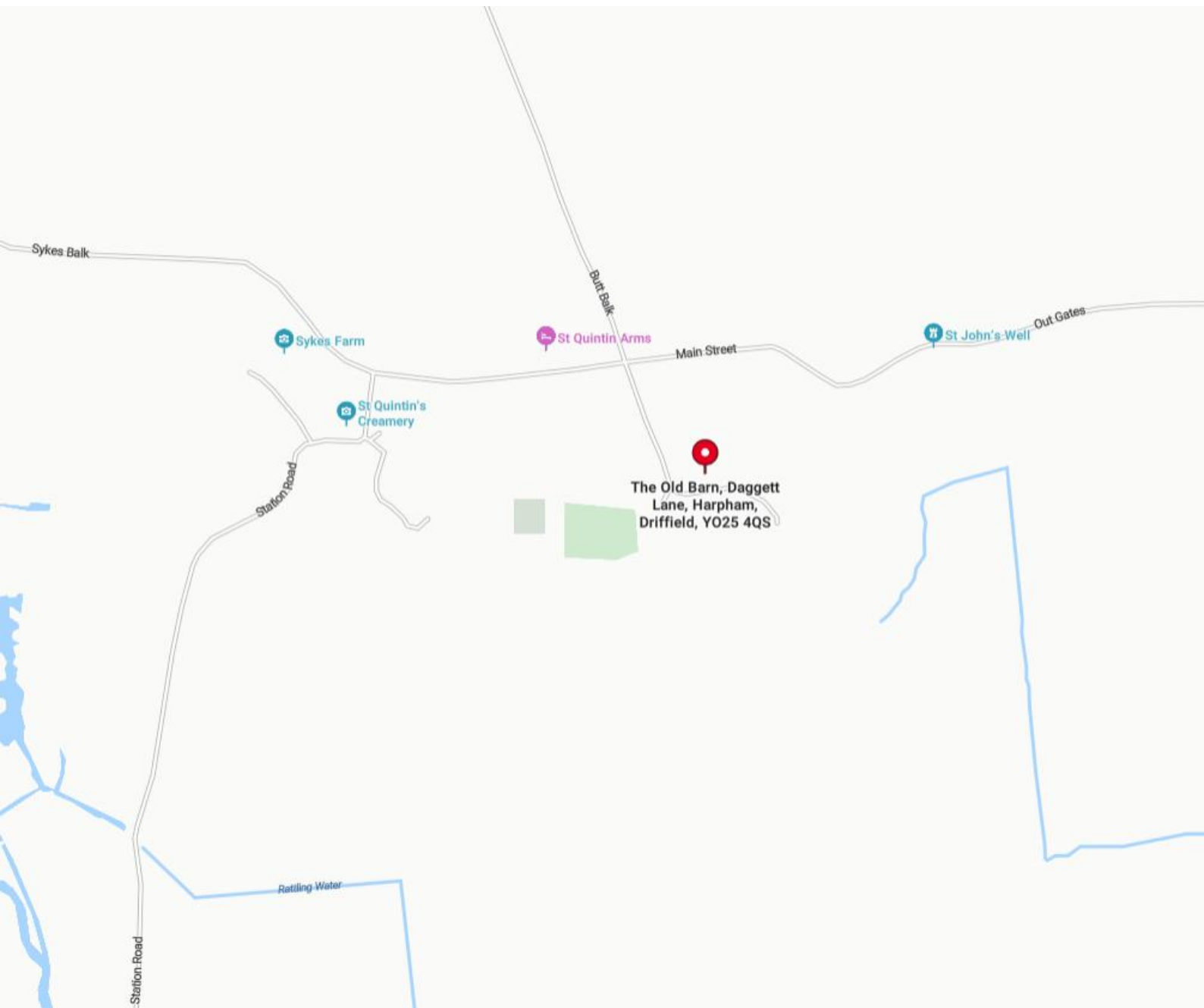
VIEWING

Strictly by appointment with Ulllyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area [including garage] is 86 sq m (924 sq ft). This area may differ from the floor area on the Energy Performance Certificate.





▪ Est. 1891 ▪
Ulllyotts
Estate Agents



16 Prospect Street,
Bridlington, YO15 2AL

Telephone 01262 401401

Email sales@ullyottsbrid.co.uk

64 Middle Street South,
Driffield, YO25 6QG

Telephone 01377 253456

Email sales@ullyotts.co.uk

www.ullyotts.co.uk



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