



Hept Mill, Beeches Courtyard Gribthorpe, DN14 7NT

HUNTERS[®]
EXCLUSIVE

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Offers In The Region Of £575,000

DESCRIPTION

Hunters are delighted to offer Hept Mill, an exceptional and highly individual barn conversion full of considerable character with original features including exposed oak beams, offering spacious family living accommodation extending to 2,400 Sq Ft , set in a private courtyard, The property is situated in the quiet rural hamlet of Gribthorpe. The property briefly comprises of a spacious entrance hall, downstairs cloakroom/w.c, boot room, bedroom four which could be used as a study, large kitchen with solid wood units, utility room, dining room leading through to an exceptional sitting room with inglenook fire place with Herald 14 multifuel black stove 11.9kw, original oak beams, under floor heating, and south facing windows allowing plenty of natural light to flow through with French doors leading out to the south facing rear garden. Stairs lead to the first floor accommodation with three bedrooms, master with en suite, walk in wardrobe, family shower room, and wooden steps lead to a further double room on the third floor. The property is approached via a private courtyard with low maintenance garden space and block paved path leading to the front entrance, double garage with parking spaces and private rear south facing garden. Viewing comes highly recommended to appreciate this characterful property on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

The property sits in the rural hamlet of Gribthorpe, Bubwith and Holme on Spalding Moor are with in easy access for local amenities. The property is approx seven miles from the M62 motorway with easy access to Hull and Leeds. Howden is the neighbouring market town with a variety of shops, public house and post office available, the railway station at Howden gives access to all major routes including direct access to London.(7 trains per day Monday to Friday average journey time 2 hours 20 minutes to King's Cross) The historic city of York is approximately 18 miles away and has lots to offer from shopping to sight seeing and is easily accessible by road or rail.

DIRECTIONS

From York take the A19 towards heading south towards Selby and turn left at the A163 towards Bubwith.. From Selby head North onto the A19, proceed past the village of Barby and turn right onto the A163 towards Bubwith. Proceed through the village of North Duffield, continue straight ahead through the next village of Bubwith. On entering Foggathorpe you will see a sign post right for Gribthorpe, turn right and drive along the road for approx a mile and a half. turn left into the village of Gribthorpe and the property is on your right hand side identified by our Hunters exclusive for Sale Board.

Material Information - Selby

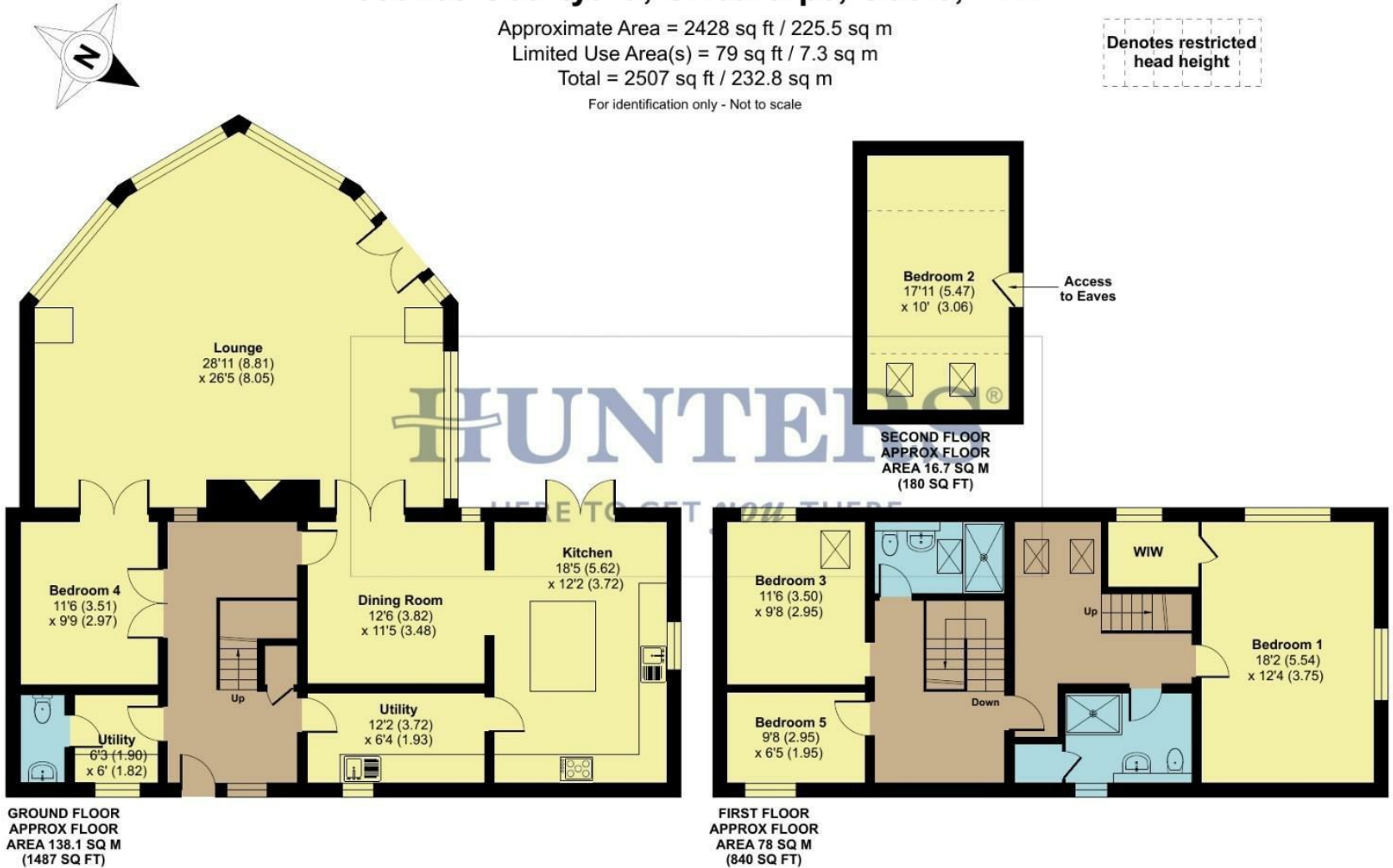
Tenure Type; Freehold
Council Tax Banding; F
EPC Rating : E

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Beeches Courtyard, Gribthorpe, Goole, DN14

Approximate Area = 2428 sq ft / 225.5 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Total = 2507 sq ft / 232.8 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1362968.

