



Dee Atkinson & Harrison

THE GRAINSTORE, SMIDDY'S FARM, SKIPSEA, EAST YORKSHIRE

CHARTERED SURVEYORS & ESTATE AGENTS



**THE GRAINSTORE  
SMIDDY'S FARM  
CLEETON LANE  
SKIPSEA  
EAST YORKSHIRE  
YO25 8SR**

**ASKING PRICE - £POA**

**'SIMPLY STUNNING' IS THE QUICKEST AND MOST ACCURATE SUMMATION OF THIS DELIGHTFUL PROPERTY. A RECENTLY COMPLETED EXCEPTIONAL BARN CONVERSION IN A DEVELOPMENT OF TWO ON THE EDGE OF THIS POPULAR EAST YORKSHIRE VILLAGE, THE PROPERTY ALSO BENEFITS FROM AN ARCHITECT'S WARRANTY.**

**Beverley 16 miles ~ Hornsea 5 miles -  
Hull 20 miles - York 42 miles - Driffield 12 miles**

With views across open countryside and to the sea, the delightfully proportioned luxury accommodation has plenty of character due to the retention of original timbers, brick and stonework, and bespoke fittings which combine beautifully with the high specification of the finish. With 3 double bedrooms, 3 shower rooms, a lounge, a utility, a spacious living kitchen boasting a vaulted ceiling and original cobbled wall as well as a double oak framed open garage and landscaped gardens, early viewing is essential.

The property is a super conversion of the grain store that was part of Smiddy's Farm to the east of Skipsea. Thoughtfully proportioned rooms laid out over two floors ooze character due to the quality of finish and the retention of exposed brickwork and timbers. There are two first floor double bedrooms, both ensuite and with breathtaking vaulted ceilings. The master bedroom also benefits from stunning



views over open countryside towards the sea. There is a further ground floor double bedroom with adjacent shower room, ideal for guests or owners who would like the potential of ground floor living. A striking entrance hall and a separate living room are also provided on the ground floor but it is the large living kitchen with its grand vaulted ceiling and exposed timbers that is the star of the show. Velux windows, along with two sets of French doors to the east side and three windows to the west side mean the large space is bathed in light. The delightfully fitted modern Shaker style kitchen contrasts with the exposed local cobbles and original bricks of the gable end and features an island, a twin bowl Belfast sink as well as a range of fitted appliances. A superb space for living, cooking and entertaining. There is also a useful utility room. To the front, rear and side of the property there are landscaped gardens and it is approached by a high quality long gravel drive which leads to a turning area and an oak framed double open garage.

Significant features underlying the quality of the specification include: centrally heated underfloor heating to the ground floor, aluminium framed windows, exposed original lath ceilings to the first floor, bespoke window sills and banister, a water softener and filter, galvanised steel rainwater goods and burnt larch cladding.

Only a full internal inspection will allow you to fully appreciate the quality of what is on offer alongside the delightful location, but in the first instance we do have a 360 degree tour available. There is also no forward chain and the property benefits from an Architect's Warranty.

## LOCATION

The property lies to the east of the popular historic East Yorkshire village of Skipsea which, due the coast being just a short distance away, is known as a holiday village. Local amenities include a pub and village store which are supplemented by further local amenities in

nearby Beeford as well as those available in Hornsea, Beverley and Bridlington.

## THE ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### ENTRANCE HALL

A good sized and striking entrance hall with a glazed door and glazed panels to either side providing lots of light. Staircase to the first floor with bespoke wrought iron handrail.

#### LIVING ROOM

A snug living room with dual aspect windows, including French doors to the garden and a contemporary inset fireplace.

#### LIVING KITCHEN

A superb space with a real wow factor and lots of space being nearly 26ft long. There are five windows across two aspects including two sets of French doors as well as four Velux windows in the vaulted ceiling which provide lots of light. On entering the kitchen from the hallway, you cannot fail to notice the exposed beams and striking gable end with original bricks mixed with local cobbles which contrast delightfully with the modern Shaker style kitchen. Integrated appliances within the kitchen include a dishwasher, fridge freezer, double oven and induction hob. A central island, the double bowled Belfast sink along with the luxurious white granite work surface complete what is a striking look.





**UTILITY ROOM**

With a modern door to the rear garden, fitted unit, work surface and sink unit. Space for a washing machine and tumble dryer is provided.

**BEDROOM THREE**

A ground floor double bedroom with windows to two aspects.

**SHOWER ROOM**

A three piece modern style suite with spacious shower unit, low flush WC and wash hand basin. Illuminated mirror, tiled splash backs and window to the side.

**FIRST FLOOR**

**LANDING**

Window to the rear and a vaulted traditional lath ceiling.

**MASTER BEDROOM**

A spacious double bedroom that feels even larger due to the vaulted traditional lath ceiling. Three windows to two sides including two overlooking open fields to the east towards the coast.

**EN SUITE**

A three piece modern style suite with spacious shower unit, low flush WC and wash hand basin. Illuminated mirror, tiled splashbacks and window to the front.

**BEDROOM TWO**

A double bedroom also with a vaulted traditional lath ceiling that includes a Velux window. There is a further window to the front.

**EN SUITE SHOWER ROOM**

A three piece modern style suite with a shower unit, low flush WC and wash hand basin. Illuminated mirror, tiled splash backs and window to the rear.

**EXTERNAL**

To the front there is a good sized garden and car turning area. There are areas of lawn and landscaped beds. The turning area leads to a double oak framed detached open garage with light and power which also accommodates a shed where the boiler, water filter and an outside tap are located. There are further gardens to the side with a good sized patio area that borders open agricultural fields. As it is east facing and accessible from the kitchen by two sets of French doors, it is ideal for a sunny breakfast. There is a further good sized south-west facing courtyard style garden to the rear which is attractively landscaped and gravelled for ease of maintenance with patio area and a range of raised beds. As the property to the west is a single storey building there should be good levels of evening sunshine during the summer months.

**AGENT'S NOTE**

We have been informed that it may be possible to buy or rent a 5 acre paddock close to the property by separate negotiation.

**ARCHITECT'S WARRANTY**

This is valid for 3 years from 27th November 2025.

**HEATING & INSULATION**

The property has LPG heating and uPVC double glazing.

**SERVICES**

Mains electricity and water are connected to the property and there a waste water treatment plant. None of the services or installations have been tested.

**TENURE**

The property is freehold and offered with vacant possession on completion.

**VIEWINGS**

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

**COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The council tax property banding is to be confirmed.

**ENERGY PERFORMANCE RATING**

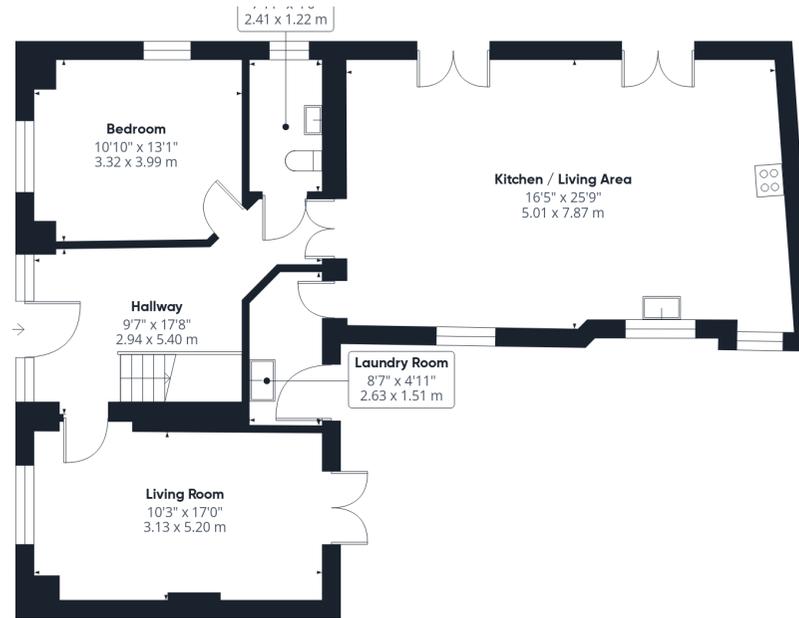
The energy efficiency rating is D(60).

**FLOOR AREA DISCLAIMER**

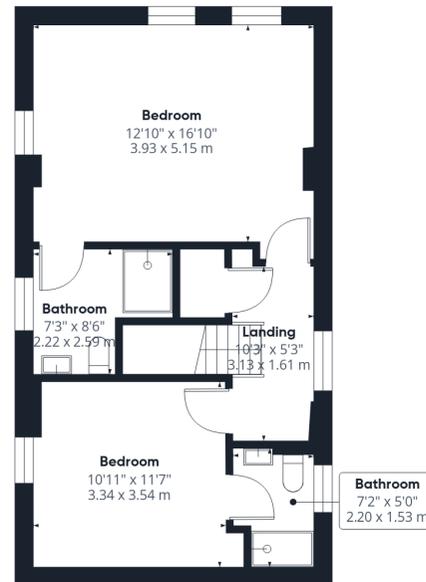
The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes integral garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.

**NB:** All interested parties should be aware that the vendor is a member of staff of Dee Atkinson & Harrison.





Ground Floor



Approximate total area<sup>(1)</sup>

1457 ft<sup>2</sup>

135.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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