



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Bramhill Barns Greens Lane, Hull, Yorkshire HU12 9BG**

### **£645,000**

Nestled in the charming village of Burton Pidsea, Hull, this exceptional detached barn conversion presents a rare opportunity for discerning buyers. Originally constructed in the early 18th century, this remarkable property has been thoughtfully extended over the past 150 years, blending historical character with modern comforts.

Set within approximately half an acre of beautifully landscaped grounds, the residence boasts an impressive layout featuring three spacious reception rooms, perfect for both entertaining guests and enjoying quiet family time. The six well-proportioned bedrooms provide ample space for a growing family or visiting guests, while the four bathrooms ensure convenience and privacy for all.

The property is designed to accommodate a variety of lifestyles, with generous parking available for up to four vehicles, making it ideal for families or those who enjoy hosting gatherings. The surrounding area offers a peaceful rural setting, yet remains conveniently close to local amenities and transport links.

This stunning barn conversion is not just a home; it is a unique piece of history that has been lovingly preserved and enhanced. With its blend of traditional charm and modern living, this property is sure to captivate those seeking a distinctive residence in a picturesque location. Do not miss the chance to make this extraordinary house your new home.

## MAIN RESIDENCE

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

19'5 max x 17'1 max (5.92m max x 5.21m max)

With log burning stove

#### CLOAK ROOM

#### DOWNSTAIRS WC

With low-level WC and pedestal handbasin

#### DINING ROOM

16'10 max x 13'7 max (5.13m max x 4.14m max)

With log burning stove

#### KITCHEN

19'7 max x 16'9 max (5.97m max x 5.11m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, space for range style cooker, log burning stove

#### UTILITY ROOM

11'6 max x 11'2 max (3.51m max x 3.40m max)

With a range of eye level and base level units with complementing work surfaces, sink and draining unit, space for fridge – freezer, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and door to rear garden

#### SNOOKER ROOM

34'8 max x 17'5 max (10.57m max x 5.31m max)

#### SUN ROOM

11'4 max x 10'10 max (3.45m max x 3.30m max)

#### UTILITY ROOM 2

With a range of eye level and base level units with complementing work surfaces and space for fridge – freezer

#### BOILER ROOM

#### GARDEN ROOM

41'9 max x 16'3 max (12.73m max x 4.95m max)

With hot tub and sliding patio doors into the courtyard

#### COURTYARD

The courtyard is mainly laid to lawn with a patio area and some mature shrubbery.

### FIRST FLOOR

#### LANDING

#### BEDROOM 1

17' max x 16'11 max (5.18m max x 5.16m max)

#### ENSUITE

with low-level WC, pedestal hand basin, shower cubicle with overhead shower, bidet, heated towel rail, floor to ceiling tiles

#### BEDROOM 2

17'3 max x 13'9 max (5.26m max x 4.19m max)

#### ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles.

#### BEDROOM 3

11'1 max x 9'7 max (3.38m max x 2.92m max)

#### BEDROOM 4

12'3 max x 8'9 max (3.73m max x 2.67m max)

#### BEDROOM 5

12'8 max x 8'9 max (3.86m max x 2.67m max)

#### BEDROOM 6

12'9 max x 8'11 max (3.89m max x 2.72m max)

#### ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles

#### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, two storage cupboards, tiled to splash back areas

### OUTSIDE

#### FRONT ENTRANCE

The property has gated access via Greens Lane. There is an extensive gravelled entrance way leading to the front of the property, which could be used for off-street parking, with a garage and a carport located on either side.

#### GARDFENS

The total plot is roughly half an acre with extensive gardens to the side and rear. The gardens are mainly laid to lawn with a large pond, apple trees, plum trees, pear trees and various outbuildings. Paddock subject to separate negotiation.

#### CENTRAL HEATING

The property has the benefit of dual central heating which is a mixture of gas and wood burning.

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### DISCLAIMER

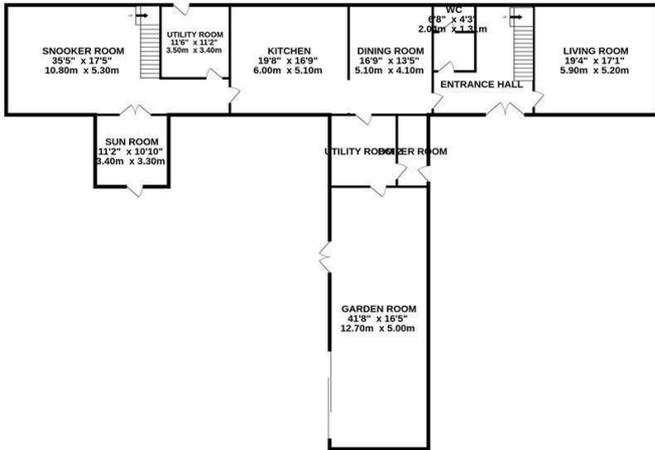
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

Please note that the paddock is subject to separate negotiation.

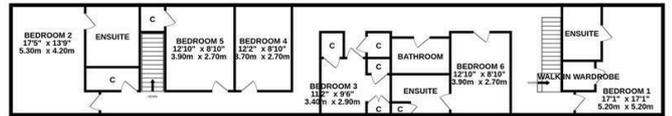
#### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR  
2742 sq.ft. (254.7 sq.m.) approx.



1ST FLOOR  
1787 sq.ft. (166.0 sq.m.) approx.



TOTAL FLOOR AREA : 4528 sq.ft. (420.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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