

HUNTERS[®]
HERE TO GET *you* THERE

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Manor Barn, Foxholes

£265,000



Welcome to this beautifully designed barn conversion, where contemporary style meets countryside charm. This thoughtfully planned home features a spacious open-plan kitchen, dining, and living area—perfect for modern living and entertaining.

On the ground floor, you'll find a generously sized bedroom and a sleek shower room, ideal for guests or single-level living. Upstairs, two comfortable bedrooms and a stylish family bathroom complete the accommodation.

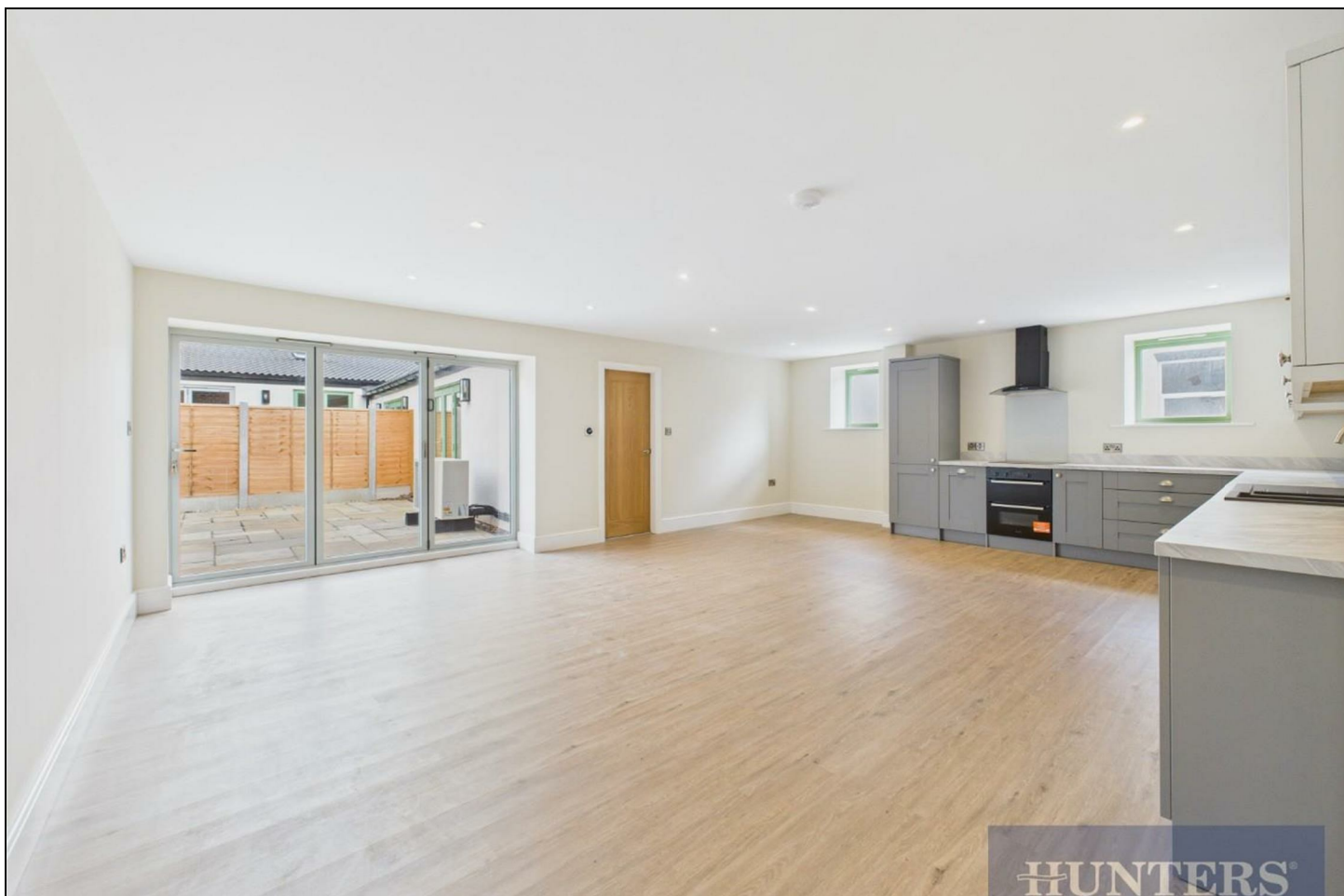
Designed with energy efficiency at its core, the home is fully electric and features an air source heat pump, ground-floor underfloor heating, and high-quality insulation throughout. Outside, a low-maintenance yard provides the perfect space for relaxing or outdoor dining, and the added benefit of off-road parking ensures convenience and peace of mind.

Located in the picturesque village of Foxholes, a peaceful village nestled in the East Riding of Yorkshire, offering a close-knit community, scenic countryside views, and convenient access to nearby towns and cities.

This is a rare opportunity to enjoy the comfort and efficiency of a newly built home with all the character and appeal of a barn conversion.

KEY FEATURES

- Barn Conversion
- Open Plan Kitchen and Living
- Three Double Bedrooms
- Air Source Heat Pump
 - Off Road Parking
- Low Maintenance Yard



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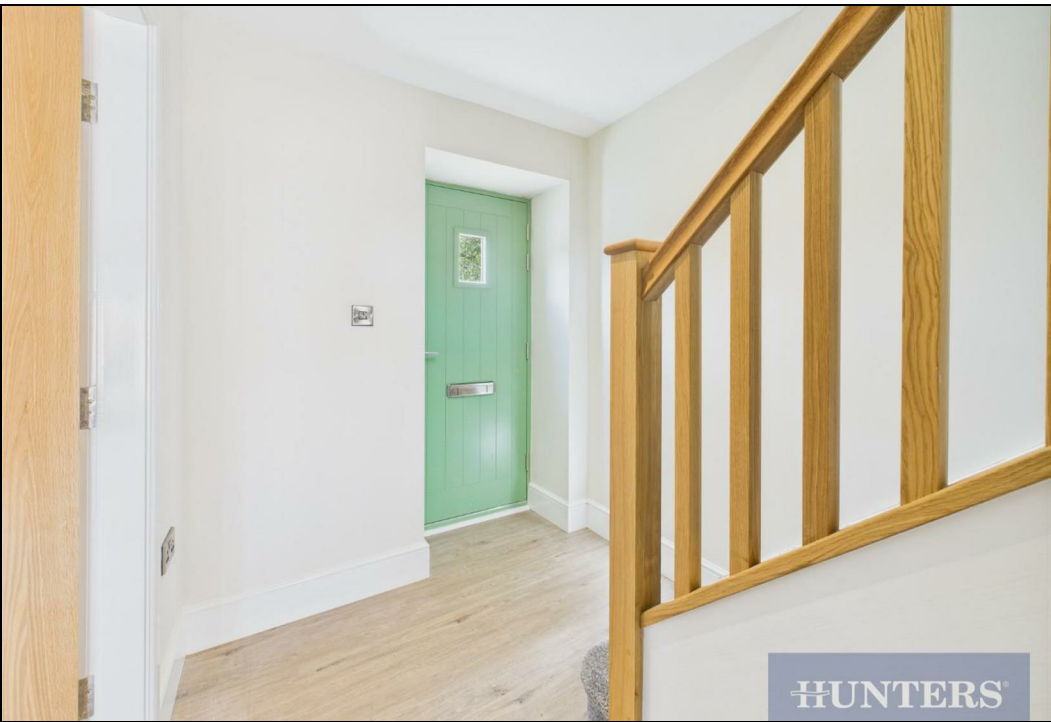
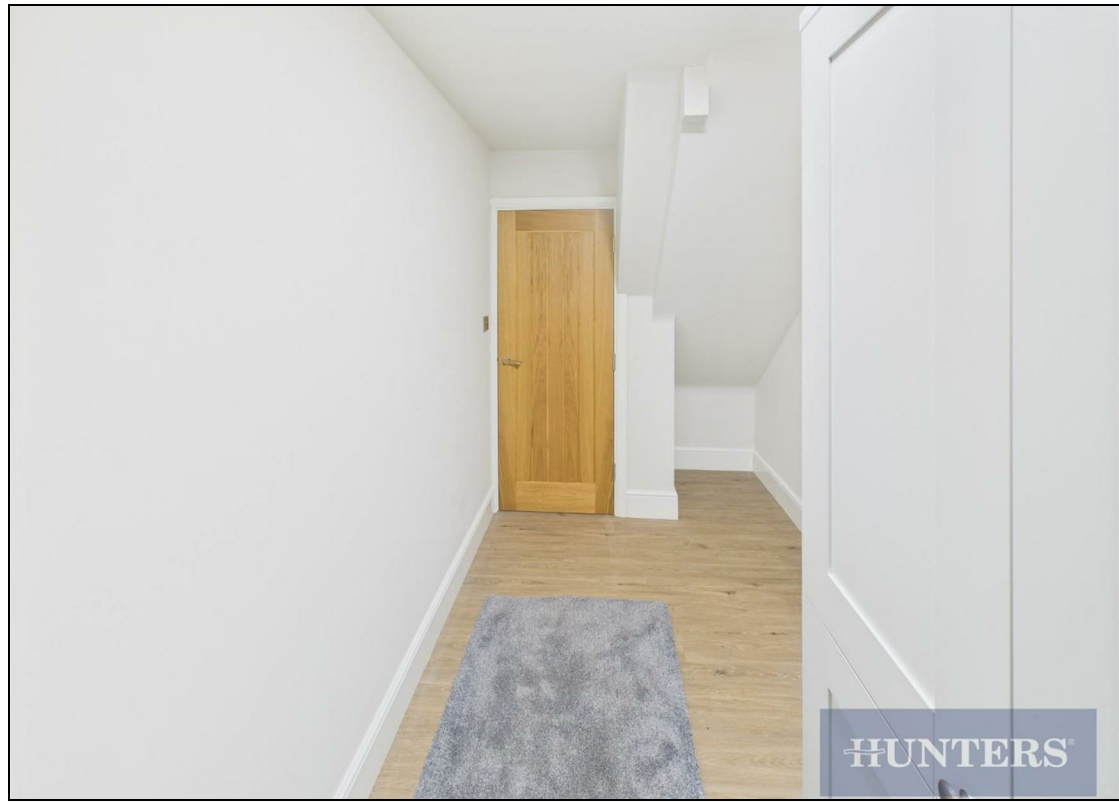
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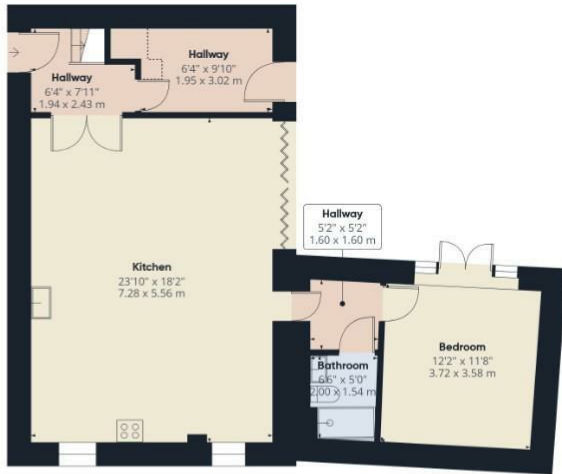
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1294 ft²
120.2 m²

Reduced headroom

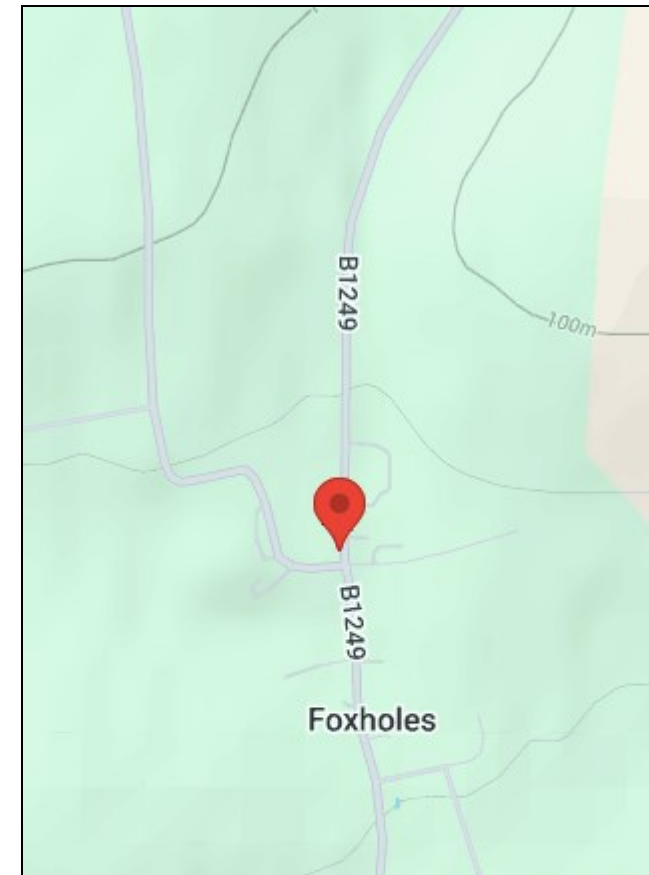
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
74		74	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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