



North Street

Howden

4 Bedrooms 2 Bathrooms £495,000 PCM



- Country cottage charm
- Fabulous rural location with pub, store and restaurant in the village
- Scenic walks close at hand
- Very Low flood risk area according to Government website
- Gorgeous cottage garden
- Bags of charm and character

Located off North Street in the charming village of Barmby on the Marsh, this delightful detached house offers a perfect blend of character and modern living. Thought to have been built in the 19th century, the property offers a generous 1,760 square feet of living space, making it an ideal family home.



As you enter, you are welcomed by two spacious reception rooms that provide ample space for relaxation and entertaining. The heart of the home features a downstairs bedroom currently a study complete with an en suite shower and a dressing room, offering convenience and privacy for guests or family members. The remaining upstairs three bedrooms are generously sized, ensuring comfort for all.

The property is surrounded by extensive gardens adorned with mature trees and shrubs, creating a serene outdoor oasis. The forecourt frontage not only enhances the property's curb appeal but also provides plenty of parking space, complemented by garage storage for extra convenience. Deposit payable on application -



This fabulous country cottage is situated in a quiet village, making it an ideal retreat from the hustle and bustle of city life. With its charming character and spacious layout, this home is perfect for those who still being young at heart.

Energy Efficiency Rating

Band	Score Range	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	(15-20)		
G	(1-14)		
Not energy efficient - higher running costs			

Current: 76, Potential: 83

Environmental Impact (CO₂) Rating

Band	Score Range	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(82 plus)		
A	(61-81)		
B	(49-60)		
C	(35-48)		
D	(19-34)		
E	(11-18)		
F	(1-10)		
Not environmentally friendly - higher CO ₂ emissions			

Current: C, Potential: G

EU Directive 2002/91/EC England & Wales

In summary, this is a harmonious and comfortable living space in a picture-perfect setting. This enchanting house is your new home.



