

Meadow View, Enholmes Lane, Patrington, East Riding of Yorkshire, HU12 0PR

FINE & COUNTRY

MEADOW VIEW, ENHOLMES LANE, PATRINGTON
COUNTRY LIVING WITH THE COMFORT AND CONVENIENCE OF A MODERN HOME







Built just five years ago in a period style, this beautifully presented property provides over 3,700 sq. ft. of accommodation including a double garage, five bedrooms, four reception rooms and four bathrooms. Set within approximately 10 acres, with open countryside views, a productive orchard and over 1,000 planted trees, it offers space to enjoy, relax or explore equestrian possibilities.

From the Agent's Perspective
Meadow View is a property that offers something a little different.

Combining the charm and character of a traditional country house with the benefits of modern construction, this impressive home gives you the space and style of a period property without the usual upkeep and concerns that can come with an older building.

Built around five years ago, the house sits in approximately 10 acres of open countryside just outside Patrington, on the edge of the well-known Enholmes Farm development, home to a collection of historic Grade II listed farm buildings.

The setting is a real highlight, with far-reaching views across the surrounding fields and plenty of outdoor space to make your own.

Whether you want to enjoy the land as it is, create a garden to suit your needs or explore equestrian use, there is plenty of scope here. You could even watch your horses from the comfort of your own home.













Inside, the property offers over 3,700 sq. ft. of well-planned accommodation, with five bedrooms, five reception rooms and four bathrooms.

The dining kitchen is smart and well equipped, while the large boot room is a practical addition for country living. There is also a downstairs cloakroom and separate WC.

One of the standout features is the central entrance hall, which leads to a striking galleried landing and creates a real sense of space as soon as you walk through the door.

The accommodation is beautifully presented throughout and ready to move into, making this a straightforward choice for anyone looking for a substantial family home with room to grow.

Outside, the vendors have planted more than 1,000 trees, including a newly planted orchard with 40 fruit trees, comprising plum, apple, pear and cherry, adding to the appeal of the grounds and giving the next owners plenty to enjoy as the planting matures.

There is also a greenhouse, woodland walk and raised vegetable plots.

Patrington is a well-served village between Hull and Withernsea, with the East Yorkshire coast within easy reach.

Local amenities include independent shops, bakeries, cafés, pubs, a pharmacy, medical practice, general store, hardware shop and garage, along with hair and beauty salons and a church.

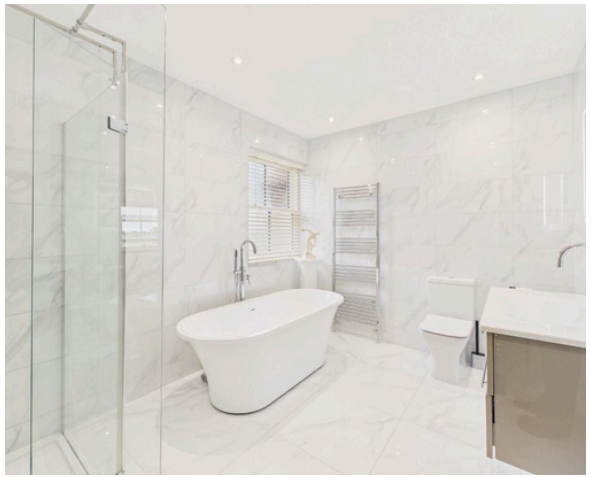
Meadow View brings together space, modern comfort and country surroundings in one appealing package.

Heating
The property benefits from LPG gas heating.

Security
The properyt is fitted with CCTV cameras

Tenure
The property is freehold.







Council Tax
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings
Strictly by appointment with the sole agents

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Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from the office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Maintenance Fee
There is an annual fee of £550.

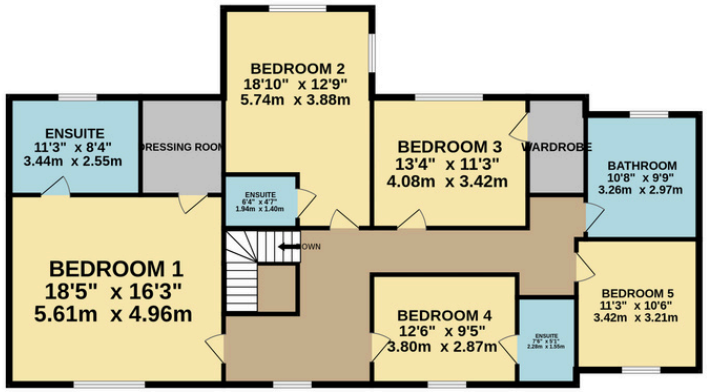
Important Buyer Information:
To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



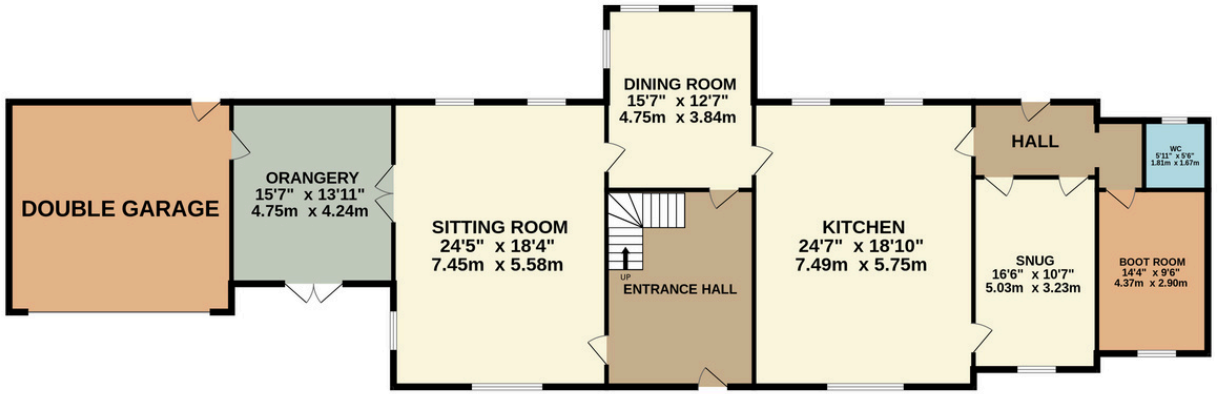




1ST FLOOR
1529 sq.ft. (142.0 sq.m.) approx.



GROUND FLOOR
2313 sq.ft. (214.9 sq.m.) approx.



ENHOLMES FARM, PATRINGTON HU12 0PR

TOTAL FLOOR AREA : 3842 sq.ft. (356.9 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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FINE & COUNTRY

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

The Property Ombudsman SALES