Elmtree Farm, Main Street, Reedness, DN14 8EW

Offers Over £425,000







* WOW WOW WOW - RARE TO THE MARKET *

Located in the rural village of Reedness, this exquisite detached house offers a perfect blend of traditional charm & spacious comfort, while the original features, including a stunning butlers staircase, which adds a unique character that sets it apart from the ordinary. The five generously sized bedrooms ensure that everyone has their own sanctuary, while the three well-appointed bathrooms add convenience for busy mornings.

This home is not just a place to live; it is a lifestyle choice, offering a harmonious balance of heritage and contemporary comfort. Experience the charm of Reedness and make this remarkable property your own.

Tenure - Freehold
Council Tax Band - D

Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Original entrance hall door, understairs cupboard for storage, tile effect flooring.

LOUNGE
4.320 x 4.060 (14'2" x 13'3")
Sash window to the front & further sash to the side, multifuel burning stove with wooden surround, high skirting boards, coving, radiator, door leading to snug.

DINING ROOM
4.250 x 4.040 (13'11" x 13'3")
Sash window to the front, open fireplace with wooden surround, high skirting, coving & ceiling detailing, radiator, access to sun room.

SUN ROOM
Door leading to rear garden.

SHOWER ROOM
Double glazed window to the side, corner shower cubicle, low level WC, sink set in vanity unit, heated towel rail.

SNUG
3.550 x 3.440 (11'7" x 11'3")
Sash window to the side, log burning stove, original alcove shelving & cupboard space, high skirting, coving, access to lounge.

KITCHEN
4.530 x 4.280 (14'10" x 14'0")
Fitted with a range of shaker style wall, base & drawer units with complementary wooden effect worktops, range oven, four ring induction hob with extractor, slimline dishwasher, white ceramic sink with mixer tap, high level electric double oven, understairs built in shelving, internal wooden door housing butler staircase, radiator, sash windows to the side, access to utility.

UTILITY
3.410 x 3.060 (11'2" x 10'0")
Fitted with a range of wall, base & drawer units with laminate worktops, space for fridge/freezer, space for tumble dryer, space/plumbing for washing machine, radiator, side door leading to rear garden, double glazed sash windows to the side & rear.

WC
Low level WC, sink set on vanity unit.

BASEMENT
Stairs and power.

FIRST FLOOR

BEDROOM ONE
4.270 x 3.710 (14'0" x 12'2")
Double glazed sash windows to the side & rear, capped fireplace, access to ensuite, door leading to butler staircase, radiator.

ENSUITE
Wall mounted sink, corner shower cubicle, low level WC, radiator.

BEDROOM THREE
4.500 x 4.050 (14'9" x 13'3")
Double glazed sash window to the side, door leading to bedroom one, capped fireplace, original shelving, cupboard for storage, radiator.

BEDROOM FOUR
4.310 x 4.10 (14'1" x 13'5")
Sash windows to the front with a lovely window seat, sash window to the rear, radiator.

BEDROOM FIVE
4.310 x 4.060 (14'1" x 13'3")
Sash window to the front, capped fireplace with surround, radiator.

BATHROOM
Double glazed sash window to the rear, low level WC, wood panelled bath with electric shower over, pedestal wash hand basin, radiator.

SECOND FLOOR

BEDROOM TWO
4.630 x 4.270 (15'2" x 14'0")
Double glazed sash window to the rear, exposed beams, original cupboards & shelving, radiator.

OUTSIDE
To the front of the property is wrought iron fencing with mature plants & shrubbery. Pathway leading to front entrance door. To the side of the property is the gravelled driveway providing parking for one vehicle.
To the rear of the property is the garden which is mainly laid to lawn with patio & gravelled areas. Wooden fencing & brick wall round the perimeter.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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ZOOPLA



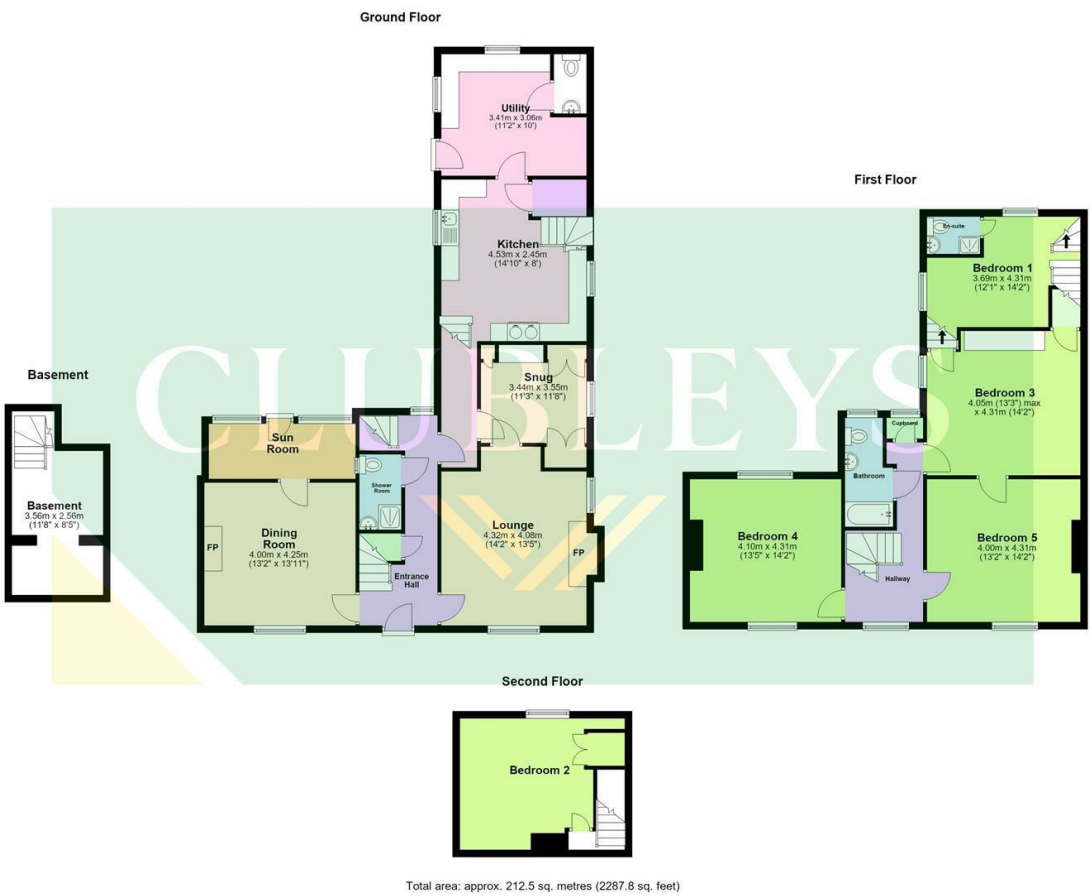












Total area: approx. 212.5 sq. metres (2287.8 sq. feet)

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

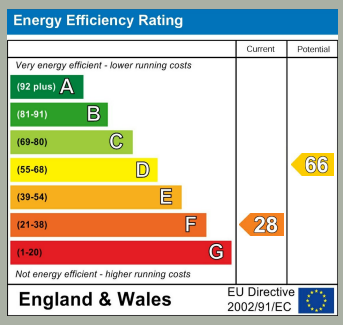
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.