Hagthorpe Stables Hull Road
Brackenholme YO8 6EL

£750,000

FREEHOLD

Nestled in the charming rural hamlet of Brackenholme, on the outskirts of Wressle, this exquisite Grade II listed barn conversion offers a unique blend of traditional elegance and modern comfort. With four spacious bedrooms and three well-appointed bathrooms, this property is perfect for families seeking a tranquil lifestyle in the countryside.

As you enter, you will be greeted by two inviting reception rooms that showcase the beautiful features of the home, including stunning king beams that add character and warmth to the living spaces. The accommodation is extremely well presented, ensuring a welcoming atmosphere for both residents and guests alike.

Set within approximately 1.2 acres of land, this property boasts ample outdoor space, perfect for enjoying the serene surroundings or entertaining friends and family. There is a gravelled driveway and an extremely useful triple garage providing additional parking, making it an ideal choice for those with multiple cars or hobbies that require additional storage.

This barn conversion not only offers a peaceful retreat but also a chance to own a piece of history, with its Grade II listing highlighting its architectural significance. If you are looking for a home that combines rural charm with modern living, this property in Brackenholme is a must-see. Embrace the opportunity to make this stunning barn your new home.

• Grade II Listed barn conversion • Standing in grounds extending to approx 1.2 acres • Beautifully presented throughout, full of character and features

Entrance Hall

Herringbone style parquet flooring. Exposed ceiling beams. Stairway leading to the first floor. One central heating radiator. Rear access door.

Cloakroom

7'3" x 3'4"

White suite comprising a pedestal wash hand basin and a low flush w.c. Quarry tiled floor. Inset ceiling lights.

Lounge

11'4" x 16'9"

Fire recess with timber mantle and stone flagged hearth housing a wood burning stove. Exposed ceiling beams. Oak effect flooring. Full height feature windows.

Dining Room

14'9" x 17'6"

Reclaimed, herringbone style parquet flooring. Exposed ceiling beams. Two central heating radiators. Full height feature windows.

Kitchen/Breakfast Room

16'9" x 17'1"

A spacious kitchen having a comprehensive range of fitted base and wall units finished in off white and having granite worktops and upstands. Matching island unit with contrasting base units in sage, granite worktop and breakfast bar. The units incorporate a belfast sink with mixer tap. integrated dishwasher and an extractor hood. Full height pantry/storage cupboards with plumbing for a washing machine and housing the floor standing oil fired boiler. Exposed ceiling beams. Ceramic tiled floor. Access doors to front and rear of the property. One central heating radiator.

Landing

Exposed ceiling beams and one central heating radiator.

Bedroom One

16'9" x 17'1"

Impressive master bedroom with windows to three elevations and beautiful exposed king beams. Oak effect flooring. Stairway leading up to the en-suite and a built in storage cupboard.

En-Suite

9'9" x 8'4"

White suite comprising an open shower area with rainfall shower and separate shower attachment, contemporary free standing bath with central mixer tap, vanity wash hand basin and a low flush w.c. Painted timber beamed ceiling. Fully tiled

• Quiet rural location • Registered with a County Parish Holding number (50/6160199) in order to keep livestock • Two reception rooms and spacious kitchen/breakfast room

walls and floor. Chrome heated towel rail. Access to eves storage.

Bedroom Two

11'6" x 16'9"

Impressive second bedroom with windows to three elevations and beautiful exposed king beams. Stairway leading up to the en-suite.

En-Suite

9'7" x 8'3"

White suite comprising a P Shaped bath with shower over and laminate wall panel surrounds., vanity wash hand basin and a low flush w.c. Laminate panelled ceiling with inset spotlights. Tiled walls. Laminate flooring and a heated towel rail. Access to eves storage.

Bedroom Three

14' x 10'2"

To the front elevation. Exposed ceiling beams and one central heating radiator.

Bedroom Four

14' x 10'2"

To the front elevation. Exposed ceiling beams and one central heating radiator. Timber effect laminate floor.

Shower Room

6'1" x 5'7"

White suite comprising double walk in shower, vanity wash hand basin and a low flush w.c. Exposed ceiling beams with inset ceiling lights. Laminate panelled walls. Timber effect laminate floor. Heated towel rail.

Outside

Triple Garage

17'8" x 17'9" plus 17'6" x 9'9"

Triple garage, one has been partitioned off, with triple remote control up and over access doors. Power and lighting. Fantastic space for additional parking, storage or for work use.

Grounds

The property is accessed via a shared gravelled driveway leading off Hull Road down to double timber access gates which access the parking area of Hagthorpe Stables. The driveway is jointly owned and maintained by Hagthorpe Stables and the neighbouring property in which it serves.

Standing in delightful grounds extending as a whole to approximately 1.2 acres and enjoying views to the rear

• Two bedrooms with feature king beams and stairways to en-suites • Two further bedrooms and shower room • Views across open fields to the rear • Extending to approx 2111 sq ft. VIEWING HIGHLY RCCOMENDED

across open fields. The mature and well maintained gardens offer lawned areas with mature trees and shrubs, large paved patio seating area and a greenhouse. There are two grass paddocks enclosed by post and rail fences

Further information/Holding Number

Purchasers should note that the property is registered under a County Parish Holding number 50/6160199 in order to keep livestock at the property. Purchasers should discuss this with their mortgage lender prior to making an offer.

The removal of foul drainage is via a septic tank, there is also a water treatment plant.

Additional Information

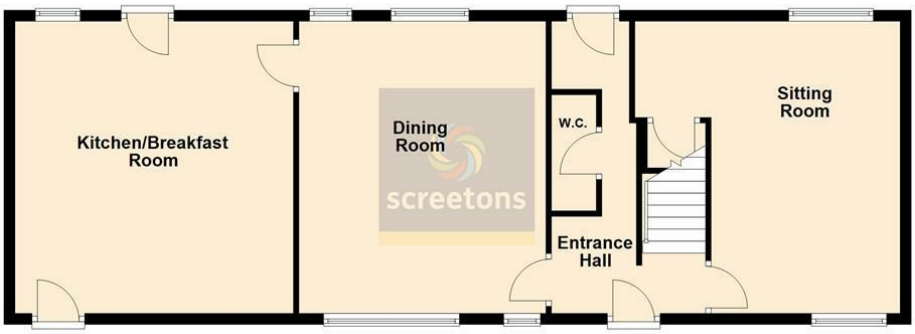
Local Authority - ERYC

Council Tax - Band D

Viewings - By Appointment Only

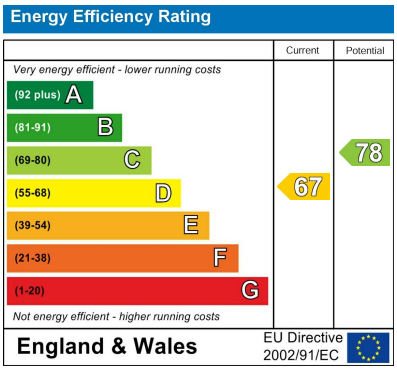
Tenure - Freehold

Ground Floor



First Floor

Second Floor



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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