



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 3 Stable Cottages Enholmes Lane

£299,999

Pattrington, HU12 0PR



Set within a Grade II listed former agricultural farmyard on the outskirts of the village of Pattrington, this exceptional three bedroom single storey barn conversion offers a rare opportunity to acquire a truly characterful countryside home. Surrounded by open fields and rural walks, the development now forms an exclusive small community, ideal for those seeking a peaceful lifestyle in a setting rich with heritage.

This beautifully presented home retains a wealth of original features, carefully preserved and highlighted as statement pieces throughout. From the rustic exposed roof trusses and beams to striking exposed brick feature walls, flagstone flooring and original floorboards, the property exudes warmth and authenticity rarely found in modern homes. The vaulted ceilings and skylights further enhance the sense of space and light, creating an impressive yet welcoming atmosphere.

The accommodation is both generous and well balanced, comprising three double bedrooms – all with fitted storage – a spacious living room centred around a striking fireplace with solid fuel stove, a well appointed kitchen diner, a family bathroom and an ensuite shower room.

Externally, the enclosed garden has matured beautifully and promises seasonal colour and privacy, while two allocated parking spaces provide everyday convenience.

Homes of this style and calibre seldom come to market and early viewing is essential to fully appreciate the charm, craftsmanship and setting on offer.





The property benefits from two allocated parking spaces positioned conveniently outside. An enclosed laid to lawn garden with mature planted borders and established shrubbery creates an inviting approach. A winding pathway leads to a paved seating area and the main entrance door.

Upon entering, the hallway immediately showcases the home's character, featuring built in storage cupboards, vaulted ceiling and skylights allowing natural light to flood the space. The layout thoughtfully separates the sleeping accommodation to one end and the living space to the other.

Three double bedrooms lead from the hallway, each benefiting from built in storage for convenience. The principal bedroom enjoys its own ensuite shower room with tiled walls. A well appointed family bathroom serves the remaining bedrooms and features a deep double ended bath alongside a separate shower cubicle – an ideal space to relax and unwind.

The lounge is a particularly impressive room, offering generous proportions for entertaining. Exposed wooden flooring, vaulted ceilings with skylights and feature

beamwork complement the striking fireplace with solid fuel stove, forming the heart of the home.

Leading on from the lounge is the kitchen diner, fitted with rustic wooden units in keeping with the property's heritage style. The kitchen incorporates a built in oven and hob, dishwasher and ample space for additional white goods, while maintaining the characterful beamwork that flows throughout the property.

A distinctive countryside home combining historic charm with practical modern living – a rare opportunity not to be missed.

**Entrance Hall** 8'2" x 9'6" (2.50 x 2.90)

**Lounge** 18'0" x 17'4" (5.50 x 5.30)

**Kitchen Diner** 18'0" x 12'5" (5.50 x 3.80)

**Bathroom** 9'2" x 5'8" (2.80 x 1.75)

**Bedroom One** 18'0" x 11'1" (5.50 x 3.40)

**Ensuite** 6'6" x 5'10" (2.00 x 1.80)

**Bedroom Two** 13'9" x 9'6" (4.20 x 2.90)

**Bedroom Three** 13'1" x 9'10" (4.00 x 3.00)

**Garden**

To the front of the property is a laid to lawn walled garden, with flagstone pathways, mature planted borders and a hand gate providing access to an off street parking area with two designated parking spaces.

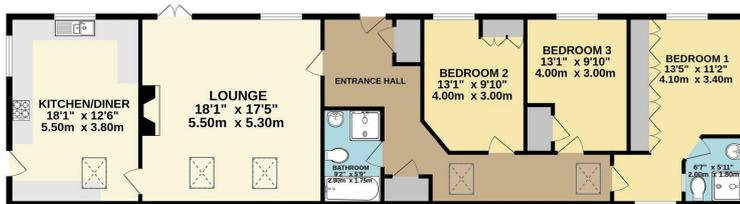
**Agent Note**

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by a gas fired boiler.

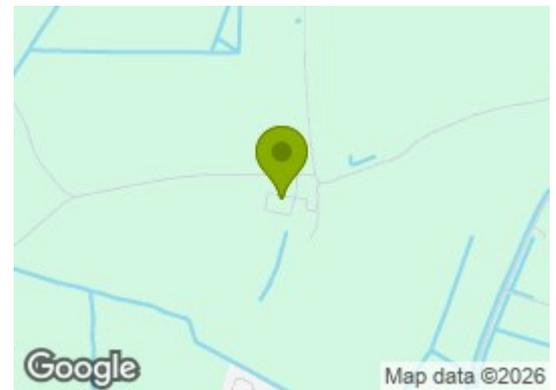
Mobile & Broadband: we understand mobile and broadband (ADSL) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

An annual service charge of £550 is payable to the Enholmes Farm management company to maintain the communal areas, street lighting and drainage system etc. This property is on a Grade II listed site.

GROUND FLOOR  
1262 sq.ft. (117.2 sq.m.) approx.



TOTAL FLOOR AREA: 1262 sq.ft. (117.2 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 data is for illustrative purposes only and should be used as such for any prospective purchaser. The services, fixtures and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro ©2025



**Energy Efficiency Graph**

**Tenure: Freehold**

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			
England & Wales		83	44
		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

