



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Primrose Cottage Enholmes Farm

Offers In The Region Of  
**£249,950**

Patrinton, HU12 0PR



Finished to a high specification with premium fixtures and fittings throughout and having been upgraded by the current owner from new to create this stunning home that must be seen to be appreciated. Set on this impressive grade II listed development on the rural outskirts of Patrinton, this three bedroom home is one of a few properties converted within the original Engine House located at the entrance to the development and retains plenty of the building's original character with brick feature walls and exposed beams accented by contemporary bathrooms and a modern kitchen. With double glazing and gas central heating throughout the property comprises: entrance hall, ground floor WC, fitted kitchen diner with integrated appliances, lounge, three first floor bedrooms, ensuite shower room and house bathroom with four piece suite, outside is a garden leading onto the car park where there are two allocated parking spaces. Contact us today to arrange a viewing and see all that is on offer.







**Entrance Hall**

A glazed wooden front entrance door leads into the hallway with stairs rising to the first floor with cupboard below, ground floor cloakroom and additional fitted cupboard housing the gas boiler. Stone tiled flooring, spotlights, radiator and exposed beams to the ceiling. Access leads through to the kitchen and lounge.

**Cloakroom 7'6" x 2'7" (2.30 x 0.80)**

Ground floor WC with basin, spotlights, stone tiled flooring, extraction fan and radiator.

**Lounge 16'8" x 15'5" (5.10 x 4.70)**

Front facing living room with a glass wall and door leading through to the kitchen for an open plan effect, with exposed beams to the ceiling, brick feature wall, spotlights, radiator, wooden flooring, raised hearth to house an electric fire and with a window to the front aspect.

**Kitchen Diner 22'3" x 9'6" (6.80 x 2.90)**

Kitchen diner across the rear of the property with modern wooden kitchen units with contrasting white worktops and tiled splash backs, with integrated appliances to include a fridge freezer, dishwasher, electric oven and gas hob with extraction hood. With a ceramic 1.5 bowl sink and drainer with mixer tap and space/plumbing for a washer dryer concealed in a cupboard below. Stone tiled flooring runs through the kitchen area and with wooden flooring in the dining section where there is ample space

for a dining table with feature pendant lights above and a bespoke feature wall made from individual wooden slats. With spotlights, beams to the ceiling, two radiators, internal window to the hallway and with two sun tunnel roof lights for natural ambient lighting.

**Landing**

Stairs lead onto the landing with a sun tunnel roof light and loft hatch.

**Bedroom One 14'5" x 11'9" (4.40 x 3.60)**

Ensuite double bedroom with original beams to the ceiling, brick feature wall, spotlights, radiator and a front facing window.

**Ensuite 6'6" x 4'3" (2.00 x 1.30)**

Three piece white suite comprising corner shower cubicle with mains fed shower, low level WC and pedestal wash hand basin, tiled walls and wood effect tiled flooring, chrome towel radiator, spotlights and extraction fan.

**Bedroom Two 13'5" x 9'6" (4.10 x 2.90)**

Second double bedroom with a velux sky light, spotlights to the ceiling, exposed brick feature wall and a radiator.

**Bedroom Three 15'5" x 7'10" (4.70 x 2.40)**

With a front facing window, spotlights to the ceiling and a radiator.

**Bathroom 5'6" x 7'0" (1.70 x 2.15)**

Luxurious white four piece bathroom suite comprising large shower cubicle with mains fed shower, panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls and wood effect tiled flooring, chrome towel radiator, spotlights and a velux sky light.

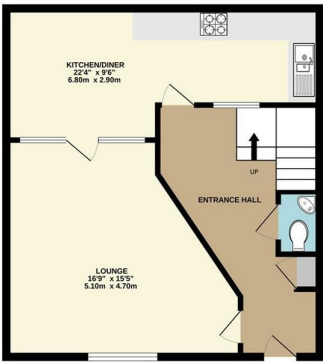
**Garden**

Outside is a paved patio area adjoining the property which leads onto a laid to lawn section of garden with planted borders and a winding pathway which opens onto the parking area where there are two allocated parking spaces belonging to this property.

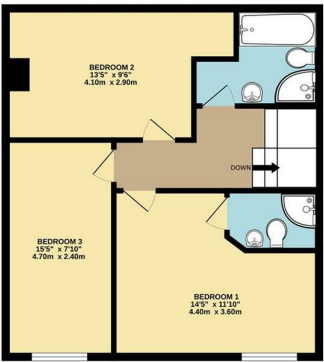
**Agent Note**

Parking: off street parking is available with this property.  
Heating & Hot Water: both are provided by an LPG 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 £500 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  
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.




TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide only for 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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**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND C  
Services include mains electric. LPG gas is via bulk tanks in the communal gardens and metered individually to each property. Sewage is via a sewage treatment plant which serves the full development.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

