



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Rye House Enholmes Lane

Offers Over £270,000

Patrington Hull, HU12 0PR



A stunning Grade II listed barn conversion, forming part of an exclusive development on the outskirts of the highly sought after village of Patrington. Built within the last decade, this beautifully appointed home perfectly combines the character of the original barn with the comfort and convenience of modern living, creating a truly individual property that stands apart from more conventional modern homes.

The property offers three generous double bedrooms, including an exceptional principal suite, while retaining the spacious proportions and versatile living accommodation expected of a substantial family home. Beautifully presented throughout, it is ready for a new owner to move straight in and enjoy.

Character features including exposed brick walls and timber beams are complemented by a stylish contemporary kitchen with integrated appliances and luxurious bathrooms, creating a superb balance of period charm and modern design. The thoughtfully planned ground floor offers a spacious lounge together with an open plan kitchen diner, creating a sociable layout that is ideal for both everyday living and entertaining.

Externally, the property enjoys an enclosed garden providing a pleasant space to relax and unwind, together with two allocated parking spaces. Offering an enviable village lifestyle within an exclusive setting, this exceptional barn conversion is perfect for buyers seeking something truly unique.





A residents' parking area provides two allocated parking spaces directly in front of the property. A gate opens into the enclosed garden, where a winding pathway passes through the lawn with established planting to a patio seating area, creating a delightful outdoor space to enjoy the sunshine.

A glazed entrance door opens into the lounge, where exposed brick feature walls, character ceiling beams and generous proportions immediately showcase the charm of the conversion. A further glazed internal door allows natural light to flow through into the hallway.

The rear hallway also benefits from an external entrance via an enclosed passageway and features attractive stone tiled flooring, a staircase with timber balustrade rising to the first floor, together with a conveniently positioned ground floor WC.

Leading from both the hallway and lounge is the impressive open plan kitchen diner. The kitchen is fitted with stylish gloss units incorporating a built-in oven, gas hob and integrated appliances including a fridge, freezer, dishwasher and washing machine. Contemporary metro tiled splashbacks and large format floor tiles contrast

beautifully with the exposed brickwork and original beams, while the dining area provides ample space for family meals and entertaining.

To the first floor, a central landing provides access to three generous double bedrooms. The principal bedroom has been created by combining two original bedrooms, resulting in an impressive suite with an abundance of floor space. Bedroom two benefits from its own en suite shower room, making it ideal for guests or older family members.

Completing the accommodation is a beautifully appointed family bathroom, fitted with a luxurious four piece suite comprising a bath and separate walk-in shower, complemented by contemporary tiling which contrasts perfectly with the retained brick feature walls, continuing the property's blend of traditional character and modern styling.

Entrance Hall

WC 5'10" x 3'1" (1.80 x 0.94)

Lounge 17'2" x 13'1" (5.25 x 4.00)

Kitchen 13'1" x 8'2" (4.00 x 2.49)

Dining Room 13'1" x 11'7" (4.00 x 3.54)

Landing

Bedroom 1 21'5" x 15'3" (6.53 x 4.66)

Bedroom 2 11'9" x 11'9" (3.60 x 3.60)

Ensuite 8'0" x 5'8" (2.46 x 1.74)

Bedroom 3 13'1" x 9'6" (4.00 x 2.90)

Bathroom 13'7" x 9'6" (4.16 x 2.90)

Agent Note

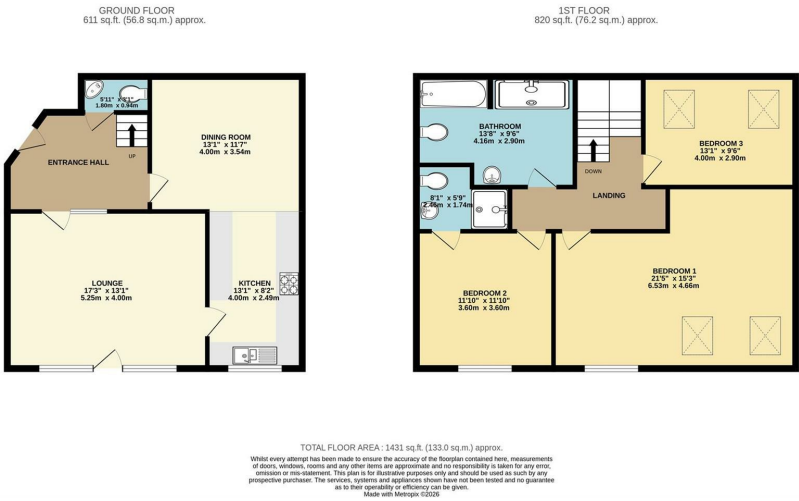
Please note there is a £550.00 annual ground maintenance paid to the property management company - Hexagon Properties Ltd.

Drainage via shared septic tank, last emptied in April 2026.

Parking: off street parking available via allocated parking spaces in front of the property.

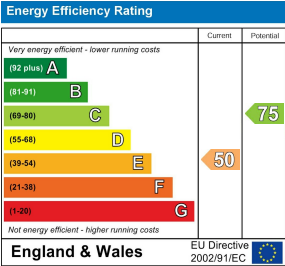
Heating & Hot Water: both are provided by a LPG gas.

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



Energy Efficiency Graph

tenure: Freehold



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