



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## The Granary Enholmes Farm

£395,000

Patrington HU12 0PR



### IN ONE WORD WOW!

This substantial five bedroom Grade II listed semi-detached barn conversion is situated in a prime location at the head of this exclusive development and enjoys a rural outlook over rolling fields that stretch out for miles around and provide a great sense of seclusion. Being tastefully finished throughout, to the credit of the current owners, this stunning home accentuates plenty of the original features and character of the building with exposed brickwork and chunky ceiling beams that are well complemented by modern fixtures and fittings, such as a fully integrated kitchen and a luxurious family bathroom. With LPG fuelled heating and hardwood double glazing the accommodation comprises: rear entrance hallway, ground floor WC, lounge, office, kitchen with fitted appliances, separate utility, open plan breakfast room, spacious dining/day room across the front of the property with doors out to the garden, integral single garage, five first floor double bedrooms with an ensuite shower to the master and a family bathroom with four piece suite. Only by internal inspection can the size and standard of this unique property be truly appreciate, contact us at your earliest convenience to arrange a viewing.





#### Entrance Hall

A glazed entrance door opens from the rear driveway into a stone tiled entrance hall with a painted staircase rising to the first floor landing, three windows and a radiator.

#### Ground Floor WC

4'9" x 3'7" (1.45 x 1.10)

Fitted with a contemporary white suite comprised of a low level WC and pedestal wash hand basin. Fully tiled in stone effect porcelain with ceramic tiled flooring. Central heating radiator, inset spot lights and extraction fan.

#### Lounge

17'10" x 14'9" (5.44 x 4.50)

A good size lounge that retains a snug and cosy feel with three windows, two radiators, spotlights and wall lamps.

#### Office

13'3" x 9'10" (4.04 x 3.00)

Multi-purpose room currently used as an office that is ideal for anyone working from home, with an arched feature window, spotlights and radiator.

#### Kitchen

13'5" x 14'7" (4.10 x 4.45)

Stylish pale grey fitted kitchen units to the base and walls with complementing granite effect worktops over and tiled splash backs, housing an inset 1.25 ceramic sink and drainer with mixer tap with a window above overlooking the garden, freestanding range cooker and matching stainless steel extraction hood, integrated under counter fridge & freezer along with a dishwasher. Stone tiled flooring, radiator, spotlights, plinth lights and open plan to the breakfast room.

#### Utility Room

6'6" x 4'9" (2.00 x 1.47)

Separate utility adjoining the kitchen fitted with wooden fronted units incorporating a sink with drainer unit and providing space and plumbing for a washing machine and tumble dryer. An airing cupboard houses the property's LPG boiler and pressurised hot water cylinder.

#### Breakfast Room

12'8" x 12'9" (3.88 x 3.90)

Pleasant open plan breakfast room leading on from the kitchen with a full width window and glazed door overlooking the front garden, fitted dresser unit to one wall with glazed display cabinets with light up display cabinets, sloping ceiling with spotlights, radiator and exposed wooden flooring.

#### Dining / Day Room

13'1" x 31'2" (4.00 x 9.50)

Impressive living room leading across the front of the property with two sets of French doors with floor to ceiling windows providing floods of natural light and views over the front garden and fields beyond. With an exposed brick fireplace housing an electric stove, wooden flooring, sloping ceiling with spotlights, two radiators, wall lamps and an exposed feature beam that creates a visual divide between the living and dining spaces.

#### Integral Garage

18'4" x 9'5" (5.60 x 2.88)

An inner hallway leads from the kitchen via a decorative arched brickwork and gives access to a useful under stairs cupboard, along with stone tiled flooring and a radiator. A fire door opens into an integral single garage with wooden double doors opening to the rear and with power and lighting laid on.

#### Landing

Stairs lead onto the landing with a rear facing window and skylight.

#### Bedroom One

18'4" x 15'7" (5.60 x 4.75)

Spacious master bedroom with ensuite shower, spotlights, radiator and a front facing window.

#### Ensuite

5'2" x 7'8" (1.60 x 2.36)

Fitted with a white three piece suite comprised of a shower cubicle with mains fed shower unit, low level WC and pedestal wash hand basin. Ceramic tiled flooring and tiled walls. Velux window, towel radiator, extraction fan, spotlights and a feature glass brick wall.

#### Bedroom Two

12'8" x 9'10" (3.87 x 3.00)

With an original period hob grate fireplace, radiator, spotlights and front facing window.

#### Bedroom Three

12'8" x 9'10" (3.88 x 3.00)

With a front facing window, radiator and spotlights.

#### Bathroom

8'11" x 12'1" (2.73 x 3.70)

Luxurious family bathroom fitted with a white four piece bathroom suite comprising corner bath with mosaic tiled surround, quadrant shower cubicle with mains fed shower unit, pedestal wash hand basin and low level WC. With ceramic tiled flooring and walls, spotlights, extraction fan, towel radiator and a skylight.

#### Bedroom Four

8'10" x 15'1" (2.70 x 4.60)

With a front facing window, radiator and spotlights.

#### Bedroom Five

9'3" x 11'2" (2.83 x 3.42)

With a rear facing window, radiator and spotlights.

#### Garden

To the front of the property is a good sized laid to lawn garden, enclosed by a low fence and hedge boundary that overlooks open fields, with a raised decked patio area with outside lighting and a sweeping pathway leading to the breakfast room and day room doors. A set of five bar gates provide vehicular access into the rear of the property which is mostly gravelled and provides off street parking for multiple cars along with access to the garage, the rear is fully enclosed by fenced boundaries with planted borders and external lighting.

#### Agent Note

There is an annual service charge payable to the maintenance company of £500, which covers the maintaining the communal areas and items such as the private access road to the development and the package sewerage treatment plant.

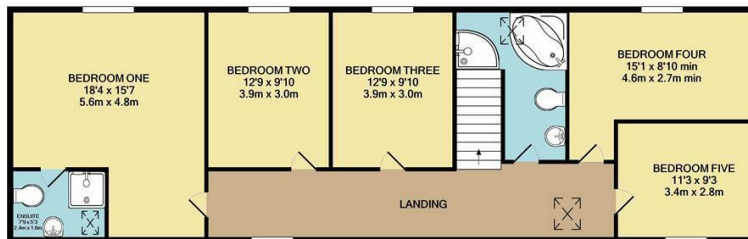




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TOTAL APPROX. FLOOR AREA 2842 SQ.FT. (264.1 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by 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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### Directions

Starting from our office head left onto Queen Street and follow the road through the town and out towards the village of Patrinton. Upon entering the village continue on the road, past the fire station then turn left onto Humber Lane. Turn right onto Southside road then right again onto Enholmes Lane towards the development. Once you reach the development take the first left, where The Granary is located on the right hand side.

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 or give any representation or warranty in respect of the property.

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		66	66

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

