

CLUBLEYS



The Old Latchford Stable, Allotment Farm,
Market Weighton, YO43 3LT
TO LET £1,150 Per Calendar Month



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY.

Spacious Barn Conversion with Garden and Countryside Views

Set in a peaceful rural location with sweeping views across the Wolds, this generously sized barn conversion offers a wonderful blend of character, space, and modern comforts—perfect for those seeking a quieter pace of life. Thoughtfully designed, the property features a welcoming dining kitchen with plenty of space for entertaining, which steps down into a cosy sitting room with patio doors opening onto a paved patio—an ideal spot to enjoy the views and the fresh country air.

The ground floor also offers a double bedroom and a modern shower room, making it ideal for guests or those preferring single-level living. Underfloor heating throughout the ground floor ensures comfort all year round. Upstairs, you'll find a spacious double bedroom with its own en-suite bathroom, creating a private retreat with charming countryside touches throughout. Outside, this barn boasts a larger garden area—perfect for soaking up the surroundings or simply relaxing. There's also private parking for two vehicles. Accessed via an uneven track, this rural retreat is a haven for dog walkers, nature lovers, or anyone looking for peace and tranquility. A well-loved country pub is only a few miles away, ideal for a hearty meal or a drink after exploring the beautiful local area. A unique opportunity to enjoy spacious countryside living with all the comforts of home.

The rent is to include borehole water, septic tank sewerage and electricity.

East Riding of Yorkshire Council - Council Tax Band C

A deposit of £1260 is required. A Holding Deposit of £250 is required to secure the property.

RENT £1,150 Per Calendar Month | DEPOSIT £1,260 | AVAILABLE FROM 24th
March 2025

East Riding of Yorkshire Council BAND: C

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Goodmanham is a small, historic village of approximately 100 houses and outlying farms. There is a popular pub and an ancient church. The Wolds Way and the Hudson Way pass by the village. Apart from the facilities of Market Weighton, three other market towns lie within the radius of approximately 15 miles, whilst York and Hull are almost equidistant and a little further.

THE ACCOMMODATION COMPRISES

BREAKFAST KITCHEN

6.10 x 4.04 (20'0" x 13'3")

Fitted with a range of wall and floor units, incorporating complementary work surfaces, ceramic one and a half bowl sink unit, electric oven and hob, exposed beams, tiled floor, plumbed for automatic washing machine, staircase to first floor, understairs cupboard, rear entrance door, French doors to garden.

SITTING ROOM

9.54 x 2.82 (31'4" x 9'3")

Tiled floor, exposed beams, French doors to garden.

INNER HALL

Tiled floor.

SHOWER ROOM

Three piece white suite comprising pedestal hand basin, low flush wc, double walk in shower with glass screen and chrome shower inset, tiled floor, part tiled walls.

BEDROOM TWO

2.99 x 3.10 (9'10" x 10'2")

Tiled floor, exposed beams.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

4.31 x 4.51 (14'2" x 14'10")

Access to loft, radiator.

EN SUITE BATHROOM

Three piece white suite comprising panelled bath with mixer tap shower attachment, hand basin set in vanity unit, low flush wc, chrome heated towel rail, tiled floor, shower boarding to walls.

OUTSIDE

To the rear of the property is an enclosed rear courtyard with paved patio area and low maintenance gravelled area. Parking area.

ADDITIONAL INFORMATION

SERVICES

Mains electricity, septic tank drainage, Bore hole water. Oil fired central heating.

APPLIANCES

No appliances have been tested by the Agent.

MATERIAL INFORMATION

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode YO43 3LT. Mobile phone coverage for voice calls are limited from EE, Three, O2 and Vodaphone. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	75	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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