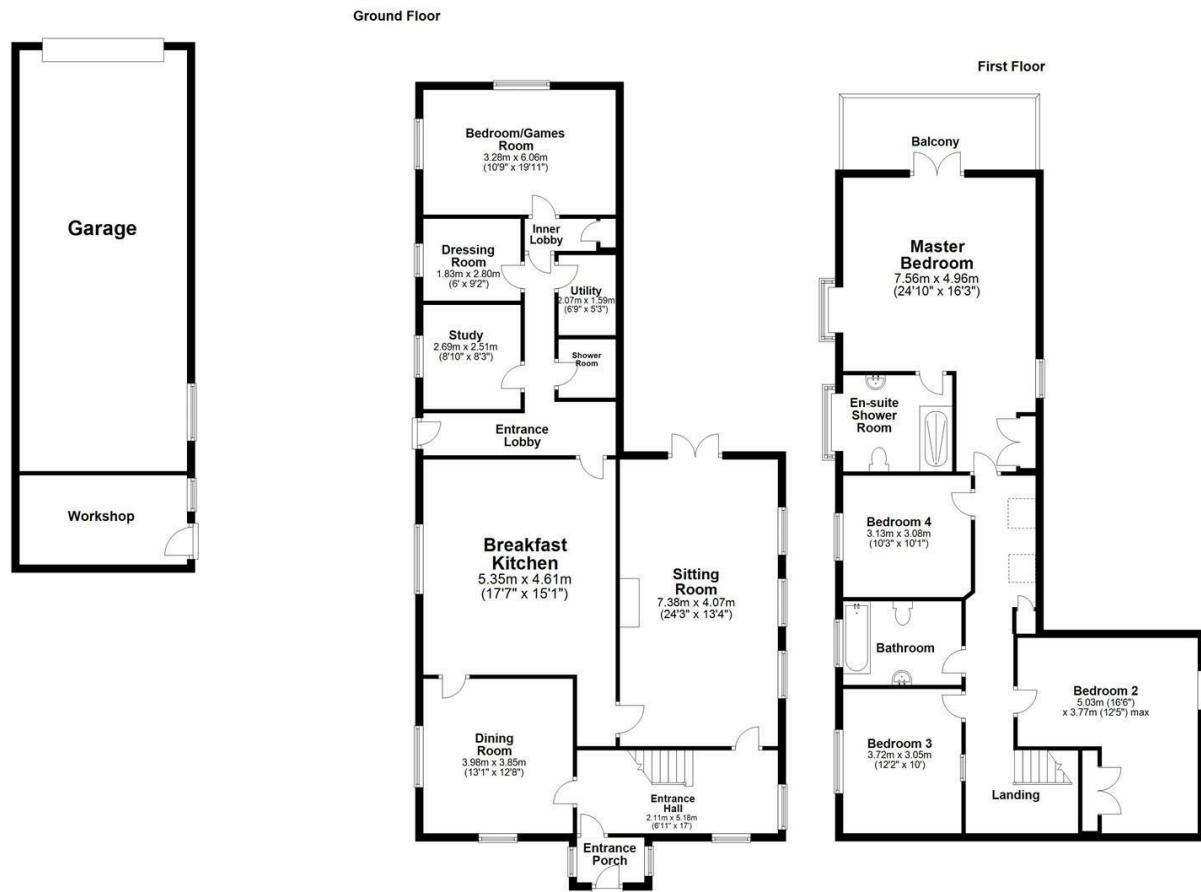




Green Farm,  
Everingham, YO42 4JF  
Guide Price £785,000



**AGENTS NOTES**

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

**VIEWING**

By appointment with the Agent.

**OPENING HOURS**

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

**FREE VALUATIONS FOR SALE**

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

**MATERIAL INFORMATION**

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

**MORTGAGES**

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that 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 or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.

Green Farm is a remarkable village country property. The interior of the home is equally inviting, boasting a charming and characterful layout and seamlessly blends comfort and style. Having been sympathetically extended and fully refurbished over the years. From the welcoming entrance hall, high-quality breakfast kitchen to the expansive lounge with a log burner every corner exudes warmth and comfort, off the kitchen is a formal dining room. Positioned at one end of the house, there is an adaptable space offering a fantastic opportunity to create a self-contained annexe — ideal for a growing teenager, visiting guests, or a live-in relative. Upstairs are four bedrooms, the impressive master bedroom suite offers a fantastic balcony which overlooks the formal gardens, there are three further bedrooms and house bathroom. Outside there is a formal gardens standing in just under half an acre, useful workshop/outbuilding and tandem double garage. This home offers the perfect blend of countryside village living and modern convenience, making it an ideal choice for discerning buyers seeking a lovely village property.

Properties of this type seldom come onto the market. We urge you to view.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F.



[www.clubleys.com](http://www.clubleys.com)



**ENTRANCE PORCH**

1.16m x 1.73m (3'9" x 5'8" )

A most welcoming entrance into this fine family home. Entered via timber front entrance door, timber framed sealed unit window to either side elevation and tiled flooring.

**ENTRANCE HALL**

2.11m x 5.19m (6'11" x 17'0" )

Having stairs to the first floor accommodation, decorative ceiling coving, radiator and timber framed sealed unit window to the front and side elevation.

**SITTING ROOM**

4.07m x 7.36m (13'4" x 24'1" )

An attractive room having three timber framed sealed unit windows to the side elevation, decorative coving to ceiling, dado rail, two radiators, two sealed unit arched windows and double doors offering scenic views over looking the gardens.

**DINING ROOM**

3.85m x 3.98m (12'7" x 13'0" )

Timber framed sealed unit window to the front and side elevation, decorative beams, one wall light point and radiator.

**BREAKFAST KITCHEN**

4.60m x 5.36m (15'1" x 17'7" )

Bespoke fitted kitchen with a range of floor and wall cupboards, granite work tops, pull out larder cupboard, sink unit with Villeroy & Boch filtered tap, oil fired Aga for cooking and hot water set in brick surround, Neff dishwasher, Neff fridge/ freezer, Neff built in combination microwave, Neff induction hob, coving to ceiling, under floor heating, tiled flooring and timber framed sealed unit to the side window elevation.

**ENTRANCE LOBBY**

Timber side entrance door and coat hooks

**DOWNSTAIRS SHOWER ROOM**

2.38m x 0.90 extending to 2.18m (7'9" x 2'11" extending to 7'1" )

Fitted suite comprising shower cubicle, pedestal hand basin, low flush WC, chrome ladder towel rail, coving to ceiling, tiled flooring and opaque timber framed sealed unit window to the side elevation.

**UTILITY**

1.58m x 2.09m (5'2" x 6'10" )

Fitted cupboards, plumbing for washing machine, stainless steel sink unit, coving to ceiling, radiator and timber framed sealed unit window to the side elevation.

**INNER LOBBY**

2.34m x 1.82m (7'8" x 5'11" )

Coving to ceiling, floor mounted oil boiler in concealed cupboard with hanging rail and light.

**BEDROOM/CINEMA/GAMES ROOM**

3.28m x 6.06m (10'9" x 19'10" )

This is a versatile room and can be used for a variety of purpose, having timber framed arched sealed unit window to the side elevation, timber framed window to rear elevation overlooking the formal gardens, coving to ceiling and radiator.

**DRESSING ROOM**

1.84m x 2.79m (6'0" x 9'1" )

Timber framed sealed unit window to the side elevation, coving to ceiling and radiator.

**STUDY**

2.52m x 2.63m (8'3" x 8'7" )

Arched sealed unit window to the side elevation, exposed brick, recessed lights, coving to ceiling, radiator and fitted shelving.

**FIRST FLOOR LANDING**

4.61m x 1.58m (15'1" x 5'2" )

Two Velux windows and access to eaves storage and cupboard with hanging rail and shelf.

**MASTER BEDROOM**

4.22m x 4.96m extending to 7.58m (13'10" x 16'3" extending to 24'10" )

A fantastic master bedroom suite having fitted cupboards with hanging rail, double doors to balcony, radiator, velux window to the side elevation and timber framed sealed unit window to the side elevation.

**EN-SUITE SHOWER ROOM**

2.47m x 3.30m max (8'1" x 10'9" max)

Fitted suite comprising vanity hand basin, low flush WC, good sized shower cubicle, chrome ladder towel rail, fitted mirror with light, double shaver point, laminate flooring and opaque timber framed sealed unit window to the side elevation.

**BEDROOM TWO**

5.04m narrowing to 2.36m x 3.77m (16'6" narrowing to 7'8" x 12'4" )

Timber framed sealed unit window to the side elevation and radiator.

**BEDROOM THREE**

3.05m x 3.72m (10'0" x 12'2" )

Stained glass window feature, timber framed sealed unit window to the side elevation and radiator.

**BEDROOM FOUR**

3.08m x 3.11m (10'1" x 10'2" )

Timber framed sealed unit window to the side elevation, radiator and walk in wardrobe with hanging rail..

**FAMILY BATHROOM**

2.84m x 2.14m (9'3" x 7'0" )

Fitted suite comprising heritage bath with mixer tap, bidet, low flush WC, pedestal hand basin large chrome ladder towel rail and timber framed sealed unit window to the side elevation.

**OUTSIDE**

Green Farm is situated along the Main Street in Everingham. Farm style timber gate to the gravelled driveway providing ample parking.

There is a general purpose building/workshop and tandem double garage.

Attractive formal gardens which are laid to lawn with borders and rockery.

**GENERAL PURPOSE/WORKSHOP**

2.30m x 4.35m (7'6" x 14'3" )

Having light and electric sockets.

**TANDEM DOUBLE GARAGE**

10.82m x 3.78m (35'5" x 12'4" )

Having electric up and over door, power and light is connected, access to loft and eaves storage.

**ADDITIONAL INFORMATION;**

**APPLIANCES**

None of the above appliances have been tested by the Agent.

**SERVICES**

Mains water, oil, electricity and drainage. Telephone connection subject to renewal with British Telecom.

**COUNCIL TAX BAND**

East Riding of Yorkshire Council - Council Tax Band F.

