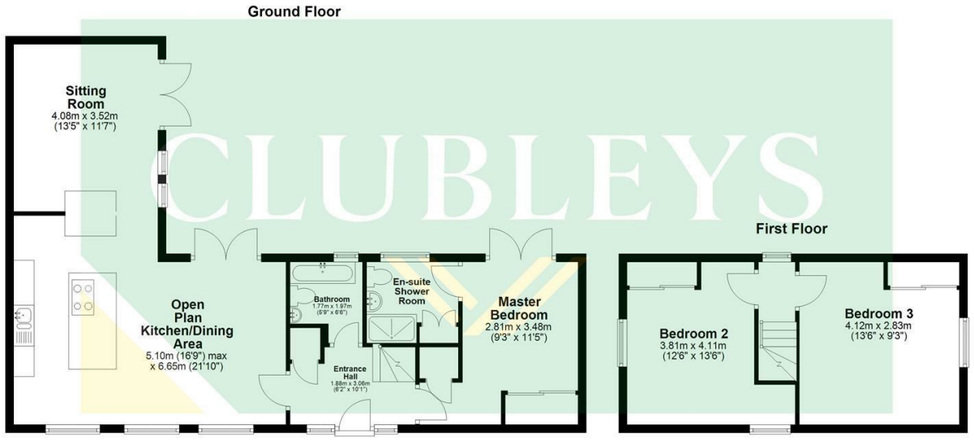


AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

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 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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www.clubleys.com

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.

Sherwood Barn, 4A, Main Street, Bishop Wilton, YO42 1RX
£425,000







Tucked away down a private driveway just off the main street in the sought-after village of Bishop Wilton, this exceptional three-bedroom detached barn conversion combines character and charm with stylish modern living.

Immaculately presented throughout, the property has been thoughtfully updated to create a home that retains an abundance of original features, including exposed beams and brickwork.

At the heart of the home is a stunning open-plan kitchen and dining area, fitted with a range of integrated appliances and designed for both everyday living and entertaining. This space flows seamlessly into the sitting room featuring a double sided multi fuel log burner.

The ground floor also offers a master bedroom complemented by an en-suite shower room, and a well-appointed family bathroom. To the first floor are two further bedrooms, both benefitting from fitted wardrobes.

Externally, the property is accessed via a shared driveway leading ample off-street parking, together with a lawned rear garden offering a pleasant space to relax and enjoy the outdoors.

A rare opportunity to acquire a beautifully presented barn conversion in one of the area's most desirable villages, offering the perfect blend of character, comfort and modern convenience.

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

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Tenure: Freehold
East Riding of Yorkshire
Band: C

clubleys.com

ENTRANCE HALL
1.89m x 3.06m (6'2" x 10'0")
Entered via a timber front entrance door with opaque sealed unit windows to either side, utility cupboard with plumbing for a washing machine and space for tumble dryer tall designer radiator, recessed lighting, tiled flooring, and stairs to the first floor accommodation.

OPEN PLAN KITCHEN/DINING AREA
6.65m x 5.10m (21'9" x 16'8")
Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit, integrated appliances including double fridge and freezer, microwave. Central island with fitted floor cupboards, two integrated AEG electric ovens, and AEG induction hob. Multi fuel log burner, three sealed unit windows to the front elevation, exposed brick walls and beams, heat recovery extractor fan, solid oak flooring, two radiators, double doors to the rear elevation and access the loft.
Opening to;

SITTING ROOM
4.08m x 3.52m (13'4" x 11'6")
Two sealed unit windows to the side elevation, solid oak flooring, double doors to the side elevation, and a radiator.

GROUND FLOOR BATHROOM
1.98m x 1.77m (6'5" x 5'9")
Fitted suite comprising bath with mixer tap, shower over and side screen, floating hand basin, low flush WC, fitted mirrored cupboard, chrome ladder style radiator, heat recovery extractor fan, recess lighting, fully tiled walls and floor, opaque sealed unit to the rear elevation.

MASTER BEDROOM
2.81m x 3.48m (9'2" x 11'5")
Fitted wardrobes, exposed brick, under stairs cupboard, radiator, and double doors to the rear elevation.

EN-SUITE SHOWER ROOM
2.24m x 1.90m (7'4" x 6'2")
Fitted suite comprising shower cubicle, floating hand basin, low flush WC, chrome ladder style radiator, storage cupboards, tiled flooring, heat recovery extractor fan, recessed lighting, and opaque sealed unit window to the rear elevation.

LANDING
1.22m x 1.02m (4'0" x 3'4")
Sealed unit window to the rear elevation and exposed brick.

BEDROOM TWO
4.12m x 3.81m (13'6" x 12'5")
Fitted wardrobes, exposed beams, radiator, sealed unit windows to the front and side elevation.

BEDROOM THREE
2.83m x 4.13m (9'3" x 13'6")
Fitted wardrobes housing Worcester LPG combi boiler, exposed brick and beams, radiator, and sealed unit to the side elevation.

OUTSIDE
The rear garden is predominately laid to lawn with a patio seating area, established flower beds, outside tap, and a bin, log store, shed and waterbutt. To the side of the property is a gravelled driveway providing off-street parking.

ADDITIONAL INFORMATION

AML OBLIGATIONS
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APPLIANCES
None of the above appliances have been tested by the Agent.

SERVICES
Mains Water, Electricity and Drainage. LPG central heating. Telephone subject to renewal by British Telecom. Quickline fullfibre broadband.



