



Escape to the country with this charming two-bedroom barn conversion, nestled in the heart of the picturesque Yorkshire Wolds. This unique home is not to be missed. Recently renovated, it proudly showcases many original features, including exposed beams and vaulted ceilings, beautifully complemented by contemporary touches such as solid oak doors, oak flooring, a stunning modern kitchen and stylish bathrooms.

Thoughtfully arranged over one level, the property benefits from a generous garden, ample parking, and practical outdoor storage. Located in the tranquil village of Huggate, it offers the serenity of rural living alongside convenient road links to Pocklington and York, as well as easy access to the nearby market towns of Driffield, Beverley and Market Weighton.

Offered with the advantage of no onward chain.

This property is Freehold. East Riding of Yorkshire Council.

ENTRANCE HALL

Entered via a UPVC front entrance door, the hall features exposed beams, solid wood flooring with under-floor heating.

UTILITY

1.16m x 2.21m (3'9" x 7'3")

Storage cupboards with sparkle worksurface incorporating stainless steel sink unit with mixer tap, plumbing for washing machine, extractor fan, recess lighting, and tiled flooring.

KITCHEN

3.93m x 2.92m extending to 4.12m (12'10" x 9'6" extending to 13'6")

The property benefits from a newly installed kitchen with a range of floor and wall cupboards with sparkle quartz work surfaces incorporating a stainless steel sink unit with mixer tap. New Bosch integrated appliances consisting of integrated oven, microwave, hob with overhead extractor, fridge freezer and dishwasher. Solid oak floor with underfloor heating, vaulted ceiling with exposed beams and a double glazed window to the west elevation. Premium chrome switches and sockets.

DINING ROOM

3.26m x 3.63m (10'8" x 11'10")

A light and inviting space with double glazed windows to both the east and west catching the sun in the morning and the evening. A vaulted ceiling with exposed beams, solid oak flooring with underfloor heating and recessed lighting.

LOUNGE

3.24m x 3.91m (10'7" x 12'9")

The lounge features south facing french doors opening up to the outside patio and barbecue area. A vaulted ceiling with exposed beams and recessed lighting. A double glazed window to the east elevation.

INNER HALLWAY

5.86m x 1.10m (19'2" x 3'7")

Exposed beams and solid oak floor with underfloor heating. The hallway benefits from a velux window keeping it light and airy.

BEDROOM TWO

3.06m x 3.18m (10'0" x 10'5")

Double glazed window looking out onto the driveway. Solid oak floor with underfloor heating, bedside wall lights and TV sockets. Vaulted ceiling with original oak beam.

BATHROOM

1.67m x 2.45m (5'5" x 8'0")

Fitted suite comprising bath with mixer tap, enclosed shower cubicle, vanity hand basin with mixer tap, low flush WC, heated mirror with light, extractor fan, chrome ladder style towel radiator, recessed lighting, fully tiled walls and floor with underfloor heating.

BEDROOM ONE

4.44m x 3.85m (14'6" x 12'7")

A spacious room with double glazed window to the driveway to the side elevation. Overhead storage cupboard, vaulted ceiling with original exposed beams, bedside wall lights and solid oak flooring with zoned underfloor heating, chrome ladder style towel radiator, recessed lighting, fully tiled walls and floor with underfloor heating.

EN-SUITE SHOWER ROOM

1.45m x 2.44m (4'9" x 8'0")

Comprising 1500mm walk-in shower, low flush WC, vanity hand basin, heated mirror with light.

OUTSIDE

To the rear and side is an extensive Indian stone patio creating a south-facing outdoor seating area perfect for enjoying long summer evenings. Raised flower beds border the patio and beyond this lies a generous lawned garden overlooking open fields to the rear. The property is gated with a tarmacadam driveway with ample space for several cars.

At the top of the garden is a timber workshop with concrete floor, lighting and power ideal for hobbyists or secure storage.

ADDITIONAL INFORMATION**APPLIANCES**

All the appliances within the property are new with full manufacturers warranty. None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity and drainage. Oil central heating. Telephone connection subject to renewal with British Telecom.

COUNCIL TAX

East Riding of Yorkshire.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor

CLUBLEYS

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100+
(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		72	
EU Directive 2002/91/EC			

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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.