

South Farm, Staddlethorpe Lane,
Blacktoft, DN14 7XT
Offers In The Region Of £475,000



ABOUT THE PROPERTY

UNEXPECTEDLY BACK TO THE MARKET - contact us today to arrange your viewing!

South Farm offers a truly unique opportunity to acquire this truly beautiful residence located amongst open fields in the village of Blacktoft.

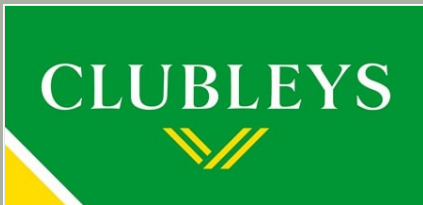
The accommodation is made up of the main house which offers modern and bright living space with breakfast kitchen, utility room, generous living/dining room, cloakroom to the ground floor. First floor offers two bedrooms and a family bathroom. There is also a fabulous annex adjoined which also provides breakfast kitchen, utility room, cloakroom and snug plus three bedrooms and ensuite to the first floor.

Externally the property offers manicured extensive gardens, with separate gravelled garden to the annex. Gravelled driveways for multiple vehicles to the front and side aspect. The large outbuildings provide, garage, wood/coal store, workshop and bike store to the ground floor. To the first floor there are two large multifunctioning rooms where electricity is in situ.

The property offers plenty of potential with the annex and outbuildings. For someone wanting to rent out the additional space or use as office/working from home space. There is also the capacity to revert the property back to one larger home if required.







Tenure: Freehold
East Riding of Yorkshire Council
Band:

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Door with central glazed panel gives access into the entrance porch with window overlooking open fields, coving to the ceiling and slate flooring. Door into..

BREAKFAST KITCHEN

4.70 x 4.34 (15'5" x 14'2")

A lovely room with a good range of modern light grey matt wall and floor units with glass display cabinets incorporating a Sandstone worktop with moulded double sink unit having a modern chrome mixer tap over. Integrated dish washer, inset split level double oven and space for a fridge freezer. Breakfast island with further storage cupboards under and sandstone work top with four ring electric hob. Decorative half panelling to the walls, column radiator, coving and timber beam to the ceiling. Feature slate flooring throughout. Door into..

REAR LOBBY

Back door off, slate flooring and a further door into..

UTILITY ROOM

1.95 x 2.84 (6'4" x 9'3")

With a range of light cream wall and floor units, complimentary work surface, two circular stainless steel sinks with mixer tap over and tiling to the floor. Space for washing machine and tumble dryer. Worcester oil boiler.

LIVING/DINING ROOM

4.22 x 6.64 (13'10" x 21'9")

Accessed from both the kitchen and inner hallway this delightful light and airy room has fabulous views over the garden and has a feature Inglenook style fireplace with a timber mantle, brick inset and granite hearth housing a multi fuel burning stove. Space for a good sized dining table and patio doors off into the rear garden. Coving to the ceiling. Door into..

INNER HALLWAY

With stairs off to the first floor, under stairs cupboard and a further storage cupboard.

CLOAKROOM

2.52 x 1.83 (8'3" x 6'0")

A generous in size cloakroom with low level WC, pedestal hand basin, modern tiling to the floor and walls. Recessed spotlights to the ceiling.

FIRST FLOOR

LANDING

With velux window and storage cupboard.

MASTER BEDROOM

4.66 x 4.35 (15'3" x 14'3")

To the front of the property this fantastic sized room has stunning views over open fields with a range of fitted wardrobes comprising of three doubles with overhead storage, space for seating, feature beam to the ceiling and small hatch to loft space.

BEDROOM TWO

4.22 (max) x 4.16 (max) (13'10" (max) x 13'7" (max))

To the front of the property overlooking the rear garden. Another good sized room with modern fitted wardrobes comprising of one double and one single. a modern vanity sink unit with storage under and to the side. Coving to the ceiling.

BATHROOM

3.02 x 2.31 (9'10" x 7'6")

Modern suite comprising of large panelled bath, double shower enclosure with waterfall shower and thermostatic mixer, low level Wc and wall mounted vanity sink unit with moulded sink and storage under. Large chrome towel radiator, shaver point and contemporary tiling to the walls and floor.

OUTSIDE

FRONT GARDEN AND DRIVEWAY

To the front of the property there is a long side area with mature hedging to the garden perimeter, an exceptionally large space providing ample parking, being laid to stone for ease of maintenance. Wrought iron gates give access to the outbuilding and annex.

GARAGE/OUTBUILDING

To the front of the outbuilding is a single garage with electric, power and light. To the rear the ground floor consists of a good sized workshop, coal/wood store and bike shed. A further door to the rear with steps up gives access to the first floor of the outbuilding. A fabulous space that could be easily converted into a studio,

apartment, home office working space or even games room for all the family. Currently it is split into two rooms with one being used as a large office and storage space with timber beam to the ceiling and low level window. The second room is substantial in size with beamed vaulted ceiling, two velux windows, low level windows and a port hole to the front. Additional storage has been added to one end and there is power and light to both rooms.

REAR GARDEN

Wow! This private and secluded garden has a fantastic large paved patio area adjacent to the property lending itself to al fresco entertaining. An extensive lawned area extends to the boundary lines with an exceptional array of mature planting. A delightful array of small trees are dotted about and there is even space for a children's swing set or even a large summer house!

ANNEX

Having been formerly part of the main residence this two bedroom property has a lovely stoned patio area to the front. A front door goes directly into the utility room with wall and floor gloss units, stainless steel sink unit, space for washing machine and tumble dryer. Recessed spotlights and vinyl flooring.

CLOAKROOM

Modern suite comprising of low level Wc, wall mounted vanity unit with moulded sink and storage under. Laminate flooring and spotlights to the ceiling.

BREAKFAST KITCHEN

4.21 x 4.02 (13'9" x 13'2")

Overlooking the garden with a good range of high gloss grey floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated oven, four ring electric hob with modern extractor over and splashback. Integrated dishwasher, space for fridge freezer and breakfast bar with further storage under. laminate flooring and recessed spotlights to the ceiling. Space for dining table and stairs off to the first floor.

SNUG

2.37 x 2.57 (7'9" x 8'5")

Overlooking the rear garden.

FIRST FLOOR

MASTER BEDROOM

4.13 x 2.75 (13'6" x 9'0")

With lovely views over the garden extending to open fields. This good sized room has fitted wardrobes comprising of two doubles with overhead storage. Door into ..

EN SUITE

1.80 x 2.57 (5'10" x 8'5")

Contemporary suite comprising of large panelled bath with central tap, low level Wc, large corner shower cubicle with electric shower, wall mounted vanity sink unit with moulded sink and storage under. Part modern tiling to the walls and vinyl flooring.

BEDROOM TWO

3.20 x 1.82 (plus recess) (10'5" x 5'11" (plus recess))

Overlooking the gardens with a recessed storage area.

BEDROOM THREE/OFFICE

2.51 x 1.84 (8'2" x 6'0")

With a step down from the landing. Currently being used as an office with sloping ceiling.

ADDITIONAL INFORMATION

The property benefits from solar panels which are owned by the property.

SERVICES

Mains water and electricity are connected to the property. The property is serviced by a septic tank which the vendor believes runs into a soak away system.

APPLIANCES

No appliances have been tested by the agents.





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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

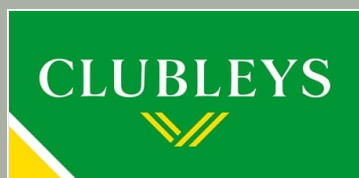
FREE VALUATIONS FOR SALE

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.

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 (Holmeifield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeifieldsolutions.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. Holmeifield 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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		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.