



The Barn Boggle Lane, Sproatley, Hull, HU11 4PS

**LEONARDS**  
— SINCE 1884 —



- Impressive Barn Conversion in Grounds of circa 1.38 acres
- Three Separate Receptions Rooms
- Family Bathroom with Power Shower
- Oil Fired Central Heating System and Double Glazing

- Large Triple Car Garage with First Floor Area
- Master Bedroom Suite with Dressing Room and En Suite Bathroom
- Patio Area with Extensive Parking Area

- Farmhouse Style Kitchen with Aga and Side Entrance Utility
- Four Further Bedrooms including Two En Suites
- Mainly Lawned Gardens with Trees including Fruit Trees

Welcome to this stunning property located on Boggle Lane in the charming village of Sproatley, Hull. This impressive barn conversion stands in grounds of circa 1.38 acres and offers a perfect blend of character and modern living, making it a truly unique find. Originally known as "The Off Farm" The Barn was converted by the present owners, approximately 13 years to provide an exceptional family residence. With parts believed to date back to circa 1750. As you step inside, you are greeted by not one, not two, but three reception rooms, providing ample space for entertaining guests or simply relaxing with your family. The property boasts five generously sized bedrooms, offering plenty of room for a growing family or accommodating guests. With four well-appointed bathrooms, mornings will no longer be a hassle, ensuring everyone can get ready for the day ahead with ease. The barn conversion design adds a touch of rustic charm to the property, creating a warm and inviting atmosphere throughout. One of the standout features of this property is the extensive parking space available and large triple car garage, you'll never have to worry about where to park again. Whether you have a large family or simply love to host gatherings, this parking provision is a rare find and adds immense value to the property. Oil fired central heating system and double glazed windows. Located in the picturesque village of Sproatley, you'll enjoy the tranquillity of rural living while still being within easy reach of Hull's amenities and attractions. Don't miss out on the opportunity to make this exceptional barn conversion your new home. Contact us today to arrange a viewing and experience the beauty of this property for yourself.

## Offers In The Region Of £675,000





**Location**

Situated on the outskirts of the village along Boggle Lane. Sproatley is a sought after village and civil parish in the East Riding of Yorkshire. It is situated approximately 7 miles north east of Hull city centre and 4 miles north of Hedon at the junction of the B1238 and B1240 roads. The village has a post office, a couple of public houses, a village hall, a primary school and is close to the impressive Burton Constable Hall.

**Front Entrance Lobby**

Main front entrance door provides access into the lobby area. Window to the side elevation, radiator, tiled flooring and cloaks cupboard.

**Cloakroom WC**

Suite of wash hand basin, WC, window to the side elevation, tiled flooring, radiator and built in cupboard.

**Kitchen**

14'6" x 19'3" (4.432m x 5.870m)

Farmhouse style kitchen, fitted with a range of base and wall units with central island unit, contrasting work surfaces with Astracast deep glazed sink unit with mixer tap, built in fridge and provision for a dishwasher (the appliance in situ is not operational). Aga cooking range which also provides hot water, rear entrance door with adjoining side screens provides views across the gardens, beamed effect ceiling, tiled flooring and access into the hallway and utility room off.

**Side Entrance Utility Room**

8'6" x 8'9" (2.614m x 2.676m)

Fitted with base cupboards, contrasting work surfaces incorporate the single drainer sink unit, tiled splashbacks to the sink/wash area and plumbing for washing machine. Stable type door to the side elevation with adjoining window, tiled flooring and Boulter oil fired central heating boiler.

**Inner Hall**

21'1" x 6'9" (6.431m x 2.079m)

Stairs lead off to the first floor accommodation, two windows to the rear elevation, two radiators and tiled flooring. Access to ground floor rooms off.

**Lounge**

20'8" x 19'3" (6.321m x 5.879m)

A lovely double aspect room with French door to the rear elevation providing access to the patio area and gardens beyond, window to the side elevation, brick inglenook style fireplace with log burner, beamed effect ceiling, two radiators and wooden effect flooring.

**Dining Room**

11'1" x 12'0" (3.401m x 3.672m)

Window to the front elevation and tiled flooring.

**Sitting Room**

9'4" x 12'0" (2.853m x 3.659m)

Window to the front elevation and wooden effect flooring.

**First Floor Landing**

Two windows to the front elevation, cylinder cupboard, radiator and beamed effect ceiling.

**Master Bedroom One**

14'7" x 19'3" (4.451m x 5.888m)

A spacious master bedroom with adjoining dressing room and en suite facilities. Two windows overlook the the rear garden, window bench with useful storage beneath, beamed effect ceiling and access into:





**En Suite Dressing Room**

8'7" x 8'10" (2.625m x 2.700m)

Hanging rail with shelf over, window to the side elevation, radiator, access to roof void and beamed effect ceiling.

**En Suite Bathroom**

8'6" x 10'0" (2.611m x 3.063m)

Fitted with a four piece suite of panelled bath, step in shower cubicle with mains plumbed shower, vanity unit with wash hand basin and low flush WC. Window to the side elevation, part panelled walls, tiled flooring, radiator and beamed effect ceiling.

**Guest Bedroom Two**

11'1" x 11'0" (3.380m x 3.364m)

Window to the front elevation, radiator and beamed ceiling.

**Guest En Suite Bathroom**

6'4" x 5'10" (1.947m x 1.786m)

Suite of bath with mains shower over, wash hand basin and WC. Part tiled walls, tiled flooring, towel rail radiator and beamed effect ceiling.

**Bedroom Three**

11'0" x 8'7" (3.370m x 2.633m)

Window to the front elevation, radiator and beamed effect ceiling.

**En Suite Shower Room**

6'5" x 5'8" (1.962m x 1.748m)

Suite of step in shower cubicle with mains plumbed shower, feature circular wash hand basin and WC. Towel rail radiator, tiled walls and flooring. Extractor fan and beamed effect ceiling.

**Bedroom Four**

11'1" into recess x 10'3" (3.401m into recess x 3.133m)

Window to the front elevation, radiator and beamed effect ceiling.

**Bedroom Five**

12'6" x 8'8" (3.820m x 2.642m)

Window to the side elevation, radiator and beamed effect ceiling.

**Family Bathroom**

8'10" x 7'1" (2.693m x 2.160m)

Fitted with suite of panelled bath with power shower over, vanity unit with wash hand basin and WC. Part tiled walls, tiled flooring, towel rail radiator, window to the front elevation and beamed effect ceiling.

**Triple Garage**

37'5" x 18'10" (11.424m x 5.755m)

Triple car garage with three timber entrance doors, light, power and stairs leading to the first floor. Provision for connection of water and drainage. On the first floor there are three roof light windows and additional window to the side elevation.

**Outside**

Standing in ground of circa 1.38 acres, The Barn offers extensive lawned gardens to the rear with variety of trees, bushes and shrubs including fruit trees. A large patio area adjoins the rear of the property and provides a lovely area for sitting and enjoying the glorious views of the gardens. Oil storage tank located between the side entrance utility room and garage block. A real standout feature of the property is the extensive stoned driveway/parking area which provides access via the gated entrance to the rear of the property and triple car garage.

**Energy Performance Certificate**

The current energy rating on the property is D (60).





### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band F for Council Tax purposes. Local Authority Reference Number SPR005014000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### Services

The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested. Central heating is provided by the oil fired central boiler located in the side entrance utility room.

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

### Agents Note

We have been advised that the property lies within the village conservation area.

### Tenure

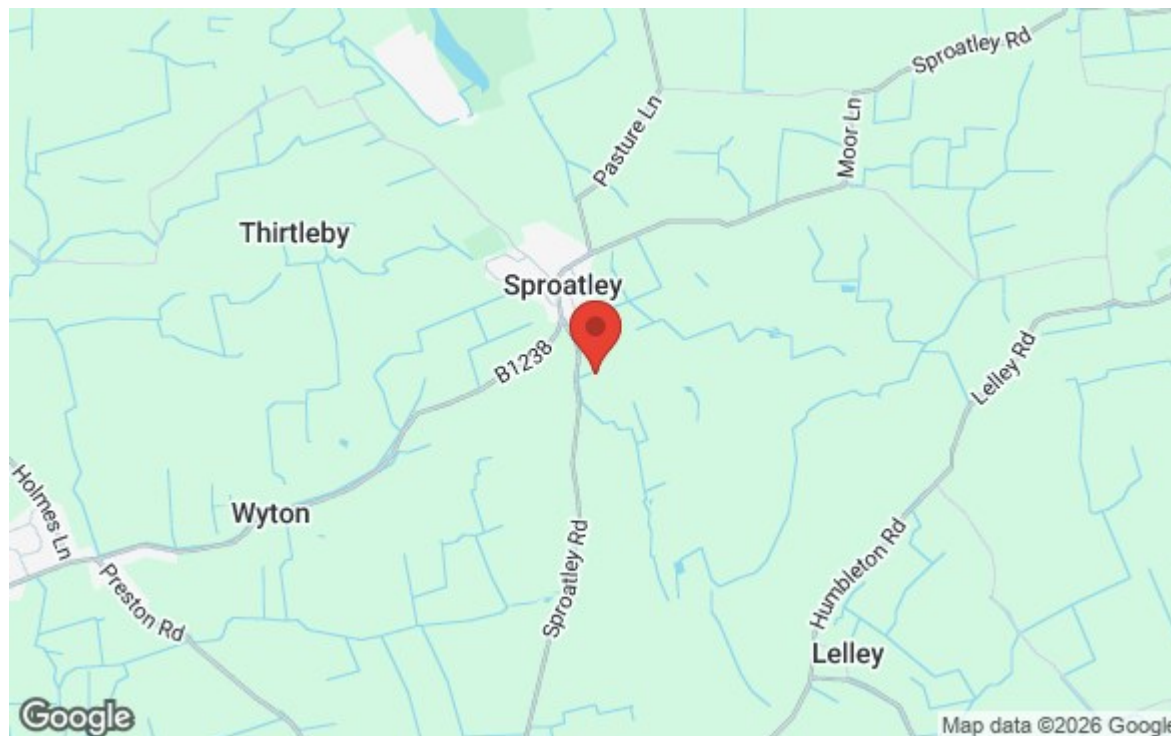
The tenure of this property is unregistered, but we believe it to be Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.









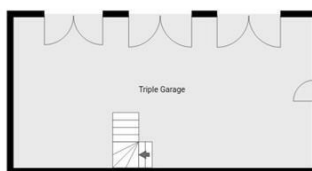
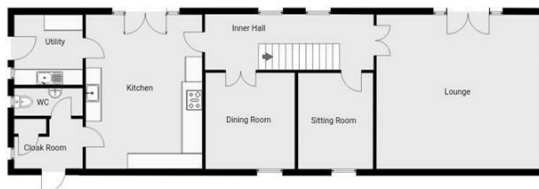








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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	60	74
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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