



**The Stables Camerton Hall Lane, Camerton, Hull, East
Yorkshire, HU12 9NP**

LEONARDS

SINCE 1884

- Grade Two Listed Barn Conversion
- High End Quality Fittings
- Galleried Landing with Four Bedrooms
- Double Garage

- Exceptional Turn Key Accommodation
- Two Reception Rooms
- Superb Bathroom and Shower Room

- Approaching One Third of an Acre Plot
- Kitchen and Dining Area with Bi Folding Doors
- Gardens with Extensive Parking

Welcome to The Stables, a truly stunning Grade two listed barn conversion. Standing in grounds of approaching one third of an acre this exceptional property is a real must see. Having been lovingly upgraded by the present occupiers with high end bathrooms. The turn key accommodation comprises:- Entrance hall, cloakroom WC, living room, sitting room, kitchen, dining area, first floor galleried landing, master bedroom with En suite bathroom, three further bedrooms and a shower room. Delightful gardens with generous parking area with gated access and circular driveway, double garage. Gas fired central heating. Viewing via Leonards.

Guide Price £585,000



Location

Located in this exclusive development off the A1033 Main Road. Approached by a shared access the property forms part of a barn conversion in the grounds of the former Camerton Hall Estate.

Entrance Hall

Stable type main front entrance door provides access into the welcoming hallway. With feature exposed brick faced wall. Beamed style ceiling. Two windows to the front elevation. Stairs leading off to the first floor accommodation. Under stairs/cloaks cupboard.

Cloakroom WC

3'1" x 7'2" (0.957m x 2.190m)

Fitted with a suite of WC and feature circular pedestal wash hand basin. Feature pebble effect wall. Beamed style ceiling. Extractor fan. Window to the rear elevation.

Utility Room

11'9" x 5'3" (3.597m x 1.612m)

Containing a range of base and wall units. Work surfaces with sink unit. Space for washing machine. Gas fired central heating boiler. Beamed style ceiling. Part tiled walls. Tiled flooring. Radiator. Window to the front elevation.

Living Room

14'9" to back of fireplace x 15'10" (4.505m to back of fireplace x 4.828m)

Impressive inglenook style fireplace with log burner. Window to the front elevation and door to the rear patio and garden. Beamed style ceiling. Radiator.

Sitting Room

11'8" x 12'4" (3.561m x 3.771m)

Window to the rear elevation. Beamed style ceiling. Radiator.

Kitchen

16'11" x 10'6" (5.166m x 3.221m)

Fitted with an extensive range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric oven with gas hob. Dishwasher. Fridge and Freezer. Feature exposed brick faced wall. Beamed style ceiling. Tiled flooring. Archway into:

Dining Area

9'3" x 11'2" (2.831m x 3.411m)

Bi folding doors open onto the rear garden terrace. Feature exposed brick faced wall. Tiled flooring. radiator.

First Floor Galleried Landing

A generous size landing area with two windows to the rear elevation with two additional roof light windows. Two radiators. Cylinder cupboard. Sloping ceiling profiles. Feature beams.

Master Bedroom

15'1" x 16'4" (4.599m x 4.987m)

A super master bedroom suite with sloping ceiling profiles. Windows to the front and rear elevations. Two radiator. Feature beams. Access into dressing room off.

En Suite Bathroom

18'0" x 6'5" (5.502m x 1.957m)

Fitted with a quality suite of tub style bath, large shower area, WC, twin feature wash hand basins set on a feature plinth. Feature pebble effect decorative walls. Tiled flooring. Sloping ceiling profile. Window to the rear elevation.



Bedroom Two

11'10" x 16'6" (3.621m x 5.051m)

Windows to the front and rear elevations. Sloping ceiling profile. Two radiators. Feature beams. Access into dressing room off.

Bedroom Three

12'4" x 6'7" (3.783m x 2.018m)

Two windows to the rear elevation. Sloping ceiling profile. Feature beams. Radiator.

Bedroom Four

11'6" max x 6'6" (3.519m max x 2.000m)

Windows to the rear elevation. Sloping ceiling profile. Feature beams. Radiator.

Shower Room

12'3" x 6'4" (3.754m x 1.948m)

Fitted with a range of quality fittings of large shower area with mains shower. WC and wash hand basin. Tiling to the walls. Tiled floor. Sloping ceiling profile. Window to the rear elevation.

Gardens

The property occupies a generous garden plot and stands in ground of approaching one third of an acre. Approached via a private road which is shared with neighbouring properties. Electric gates provide access to the generous block set parking area. There is a lawned area to the front with mature hedges, bushes and shrubs. To the rear there is a split level garden area with generous resin terrace. Steps leading down to the lower garden area with lawn and patio.

Garage

17'6" x 17'3" (5.355m x 5.273m)

With timber opening doors. Alcoves for storage. Light and power. Personal rear access door.

Energy Performance Certificate

The current energy rating on the property is D (63).

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

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 THG071002000. 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.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Tenure

The tenure of this property is Freehold.

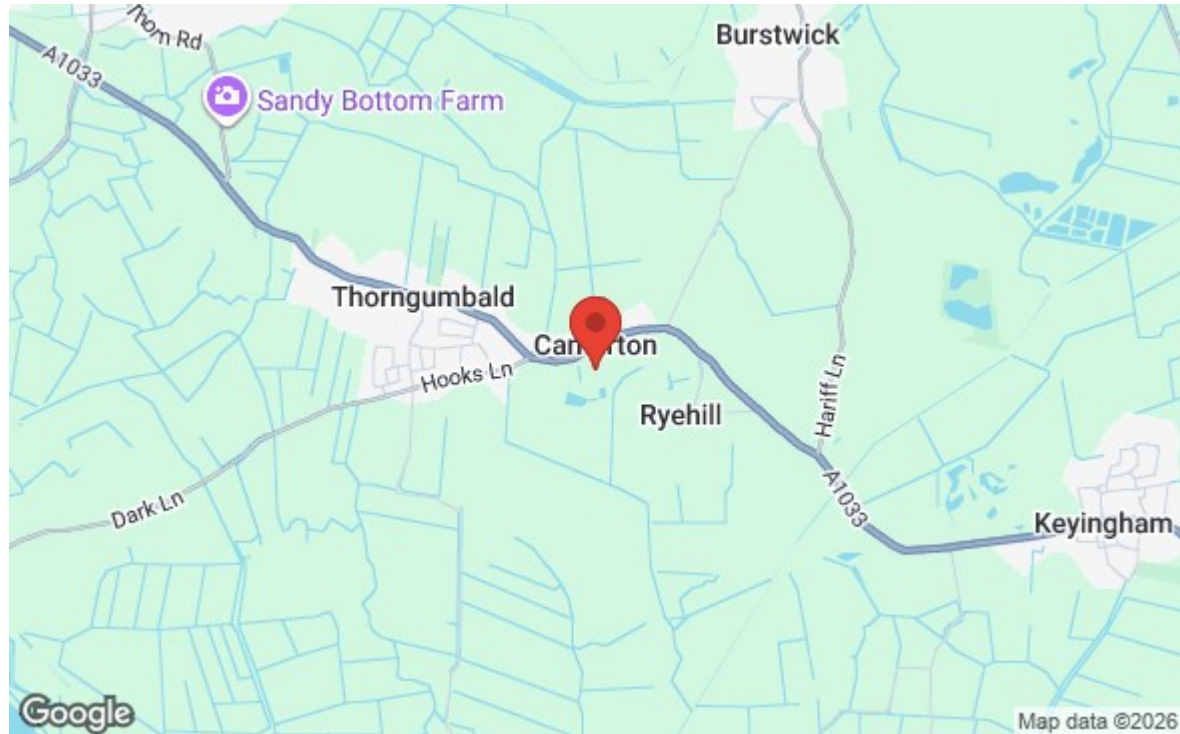
Viewings

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.

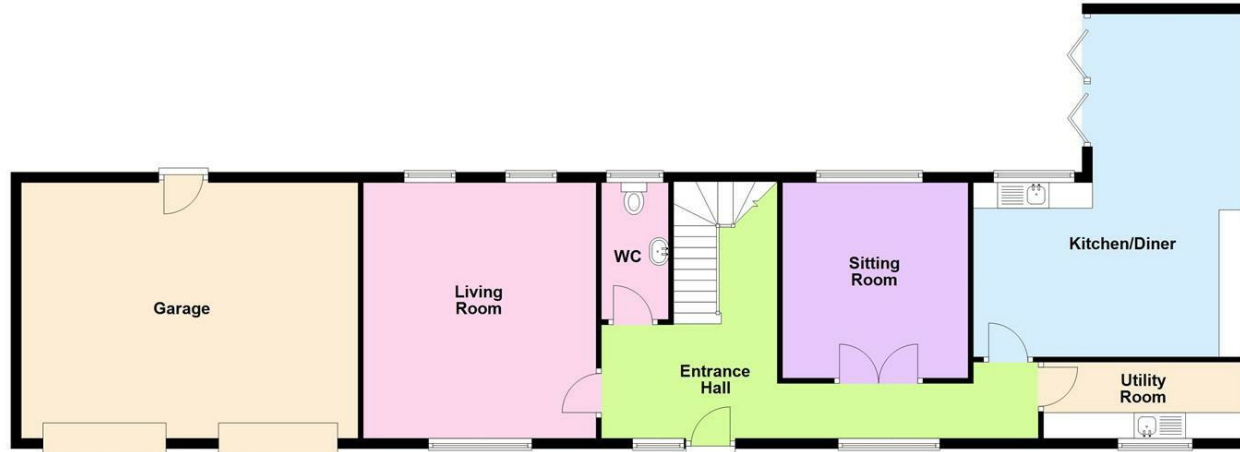
*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



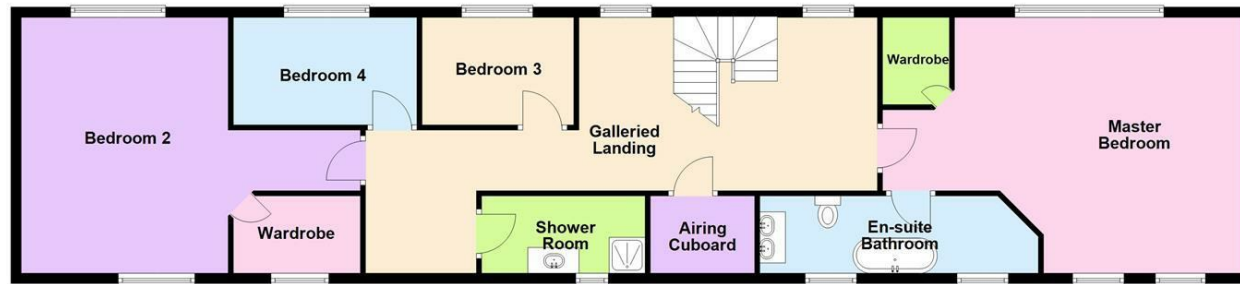




Ground Floor



First Floor



The Stables , Cameron Hall Lane, Camerton

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		63	74
		EU Directive 2002/91/EC	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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