

North End Farm , Bewholme YO25 8ED
Offers in the region of £600,000

- Detached House
- Set in 12 Acres
- Host of Outbuildings
- 3 Bedrooms
- 2 Reception Rooms
- Bathroom & Shower Room
- Plenty of Parking
- Energy Rating - D

LOCATION

Bewholme itself is located near the northern boundary of the Holderness Borough approximately 1.5 miles to the west of Atwick on the East Yorkshire Coast and within 4 miles drive of the well known seaside town of Hornsea. The parish of Bewholme, which includes the small hamlets of Dunnington and Nunkeeling, has a population of 246 (1991 census). Whilst there are only limited facilities available in the village, a good shopping centre, schools and most other local amenities are available nearby in Hornsea.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE UTILITY

7'8 x 7'3 (2.34m x 2.21m)

uPVC front entrance door, plumbing for an automatic washing machine, access hatch to the roof void, one central heating radiator and doorway to:

SHOWER ROOM/W.C.

7'8 max x 6' (2.34m max x 1.83m)

Independent shower cubicle, vanity unit housing the wash hand basin and concealed cistern/W.C., ceramic tile floor covering, underfloor heating and one central heating radiator.

KITCHEN

14'10 x 8' (4.52m x 2.44m)

With fitted base and wall units incorporating contrasting work surfaces with an inset 1 1/2 bowl stainless steel sink unit, plumbing for a dishwasher, built in Bosch double oven and split level Bosch induction hob with extractor hood over, beams to the ceiling, tiled splashbacks, a plinth room heater and doorway to a lean-to which in turn leads to outside.

DINING ROOM

15' x 13'2 plus recess (4.57m x 4.01m plus recess)

With stairs leading off incorporating a cupboard under, a Rayburn (which supplements the central heating system and cooking), exposed beams to the ceiling, wood grain effect laminate floor covering and two central heating radiators.

LOUNGE

15' x 13' (4.57m x 3.96m)

With a built in multi-fuel stove set in a brick recess with tiled hearth, open beams to the ceiling, three wall light points, two central heating radiators, wood grain effect laminate floor covering and UPVC double French doors to:

CONSERVATORY

14'6 x 10'6 (4.42m x 3.20m)

With a brick base, UPVC double glazed windows and a pitched polycarbonate covered roof, underfloor heating, ceramic tile floor covering, one wall light point and UPVC side entrance door.

FIRST FLOOR

LANDING

With an access hatch leading to the roof space, wood grain effect laminate floor covering and doorways to:

BEDROOM 1

15'2 x 13'2 (4.62m x 4.01m)

With fitted wardrobes along one wall incorporating a central dresser unit and top storage cupboards above, two wall light points, two Alspec windows and two central heating radiators.

BEDROOM 2 (SIDE)

10'10 x 10' (3.30m x 3.05m)

With wood grain effect laminate floor covering, downlighting to the ceiling and one central heating radiator.

BEDROOM 3 (SIDE)

9'6 x 8'8 (2.90m x 2.64m)

With built in cupboards, downlighting to the ceiling and one central heating radiator.

BATHROOM/W.C.

11'7 x 4'10 (3.53m x 1.47m)

With a panelled bath incorporating mixer taps with hand shower over, vanity unit housing the wash hand basin, low level W.C., built in cupboard, wood grain effect laminate floor covering and a ladder style towel radiator.

OUTSIDE

A long driveway (which North End Farm has right of access over) provides access to the property with plenty of parking along and access to the adjoining paddock land. The property offers a host of useful outbuildings including; a large brick built outbuilding which could be suitable for conversion (subject to relevant local planning approvals) with power and light laid on, a large portal framed building (60' x 40') with automatic roller shutter door and personal door. A stable block, outside W.C., one portacabin, two storage units and a static caravan.

The property is set in grounds extending to approximately 12 acres including five fenced paddocks, a large pond, lawns and a vegetable garden, with a 30' poly tunnel.

DRAINAGE

NB: We are advised by the vendor that the properties current drainage system is via a septic tank and soakaway which is likely not to comply with the current regulations which came into force in January 2021.

It is up to any purchaser to make their own enquires relating to this and costings to them accordingly. The vendor will not be updating the septic tank system prior to completion.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a oil fired central heating system, supplemented with a Rayburn.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor). There is no selling chain involved in the purchase of this property and vacant possession will be given upon a date to be agreed.

COUNCIL TAX

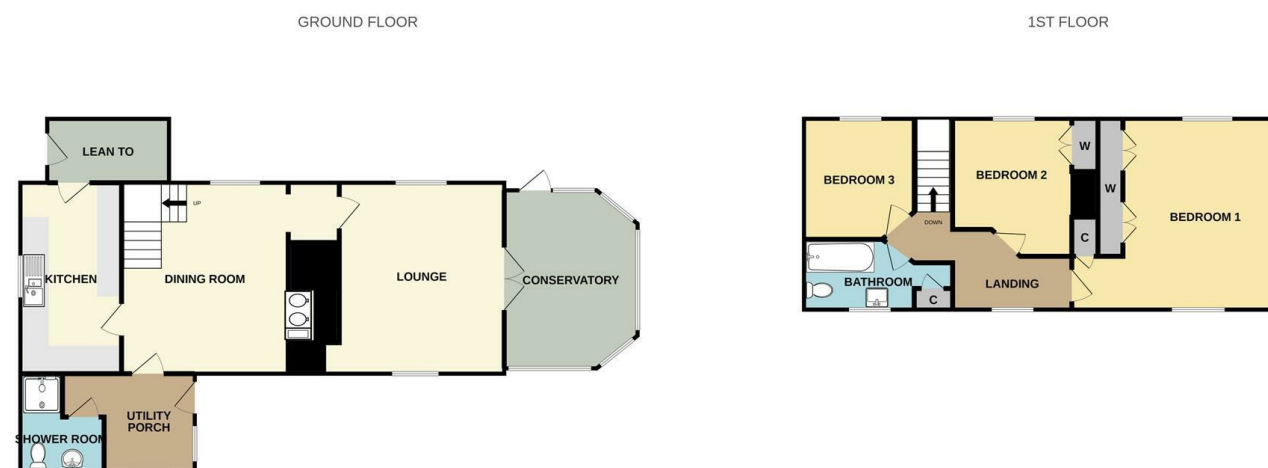
We believe the Council Tax Band for this property is Band D.

VIEWING

Please contact Quick and Clarke's Hornsea office on 01964 537123 to arrange an appointment to view.

EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Hornsea Office on 01964 537123. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.