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HPS
ESTATE AGENTS

Great Hatfield Road HU11 5QJ

£495,000

Nestled on Great Hatfield Road in the charming village of Sigglesthorne, close to Hornsea and within easy reach of Beverley, this stunning barn conversion offers a unique blend of rustic charm and modern living. With three spacious double bedrooms, this property is perfect for families or those seeking extra space. The open living area is designed to create a warm and inviting atmosphere, ideal for both relaxation and entertaining.
The property boasts a well-appointed bathroom, with step in shower cubicle plus a bath ensuring convenience for all residents.
The low maintenance gardens provide a serene outdoor space, with views sprawling over open fields allowing you to enjoy the beauty of nature without the hassle of extensive upkeep. Additionally, the amazing courtyard serves as a delightful focal point, perfect for al fresco dining or simply unwinding in the fresh air.
Parking is a breeze with space for several vehicles, making this home not only practical but also accommodating for guests.
This barn conversion is a rare find, combining character with contemporary comforts in a picturesque
setting flanked by open countryside.
If you are looking for a property that offers both style and functionality, this home is certainly worth considering.

##Viewing is essential to see how spectacular this home is.##

EPC Rating - C Council Tax Band - E Tenure - Freehold

- Key ready with many outstanding details to decor
- Must be seen to truly appreciate this wonderful home with bonus of CCTV
- Amazing kitchen with an island and breakfast bar
- An amazing property flanked by open countryside
- Beautiful open living space boasting many hidden features plus air conditioning
- Stunning courtyard benefiting with secure electric coded gates
- Located in a peaceful village near the coast of Hornsea
- Plenty of areas to relax or dine al fresco
- Enclosed drive with lots of car parking space
- Good sized double bedrooms

WELCOME

HOME

Drive

Superb gravelled drive with ample parking for several cars. Enclosed gates to courtyard draped with a wisteria. Hedged boundary plus brick wall to front with double 5 bar gate. Tarmac drive to gates and grass borders.

Courtyard

Mainly gravelled seating area surrounded by a low level brick wall decorated with lavender bushes. Block paving plus York-stone Paving adorn the courtyard leading to bi folding doors.

Storage Sheds

The rustic sheds are a lovely feature of the courtyard providing ample storage space.

Open Plan Living Space
35'5" x 16'0"
An amazing space to entertain with bi folding doors opening onto the wonderful courtyard. The living area benefits from a projector housed within the beam. The dining area is nestled between the living area and kitchen with a wall mounted television. Engineered wooden flooring add rustic charm.

Kitchen

Open plan kitchen meandering into the dining and living area. It boasts an island with oil teak work tops plus sink with drainer also a chef's mixer tap.. Hidden within the work top is a retractable built in socket. An array of wall and base units with hidden extractor hood over the gas hob compliment this area of the open plan living. It boasts an integrated dishwasher, fridge, freezer, electric double oven plus built in microwave. Tiled walled splashbacks add ambience to this area of the room. Tiled floor highlights the kitchen space.

Utility
Built in cupboards provide ample space for all cleaning needs. Washing machine and tumble dryer with worktop plus wall units.

Cloakroom

Wooden feature wall compliments this room alongside the rustic, original brick wall decorated with oak shelving. Low level W.C and wall mounted hand basin plus a towel rail with engineered wooden flooring.

Sitting Room

Many features mesmerise you in this room, especially the spectacular views of open fields sprawling into the horizon from the bi folding doors. The log burner adds warmth whilst the beautiful light fitting draws your attention to the extensive height of the beamed ceiling . Double doors lead to the hall. An alcove provides the perfect space for the television while engineered wooden flooring finishes this room beautifully.

Hall
Low level lighting ooze style as you walk along this hall. Brightened with peephole windows and plush carpet.

Bedroom 2
8'4" x 11'10"
Spectacular views of open countryside. Carpetted flooring with a radiator. A good sized bedroom

Bedroom 3
10'6" x 12'1"

Spacious fitted wardrobes add elegance to this room with a window looking out to the rear garden and open fields stretching out to the horizon. The radiator adds to the decor along with carpeted flooring.

Bathroom
5'10" x 11'11"
Step in shower with tiled walls as well as a white paneled bath bordered with tiles. A low level W.C plus a wall mounted hand washbasin. heated towel rail and built in cupboard. Window to the rear and mosaic tiled flooring.

GROUND FLOOR

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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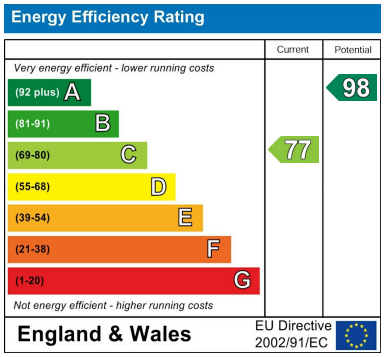

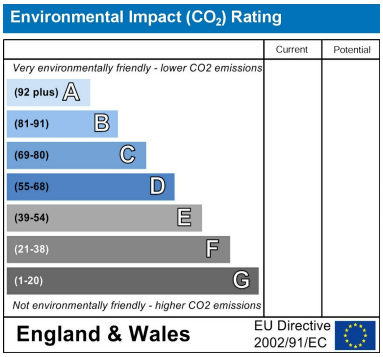

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