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Rise Lane
Catwick
HU17 5PL

£488,000

****EXCEPTIONAL HOME IN A STUNNING RURAL SETTING**** This truly exceptional property offers an abundance of space, character, and lifestyle features, set within a generous plot in a peaceful rural location with open countryside views. Thoughtfully extended and beautifully maintained, this remarkable home is perfect for families and those seeking a versatile living space with potential for business use. Four spacious reception rooms: Offering exceptional flexibility, the property includes a formal lounge, reception hall/dining room, study, and an impressive extended family room featuring floor-to-ceiling windows and French doors that open onto the rear garden—flooding the space with natural light. The home includes four well-proportioned bedrooms and three bathrooms, ensuring ample space for family and guests alike. The stunning family room creates a central hub for the home, ideal for relaxing, entertaining, or simply enjoying the beautiful garden and countryside views. Outside, the property continues to impress with expansive gardens boasting mature planting, a tranquil pond, and a variety of seating areas—perfect for enjoying the peaceful surroundings. A unique feature of this property and from where it has been named is the inclusion of two well-equipped barns, one of which offers excellent potential for the business minded. This extraordinary property is not just a home—it's a lifestyle. With space to grow, entertain, and potentially run a business, this is a rare opportunity to own something truly special. Early viewing is highly recommended.
EPC Rating - C, Council Tax Band - C, Tenure - Freehold.

- Exceptional property that must be seen
- Rural location
- Extended at the rear to give an amazing family room
- Four reception rooms
- Four bedrooms, three bathrooms
- Beautifully presented
- Barns with possible business prospects
- Extensive gardens with garage and two barns
- Viewing essential

































Reception Hall
4.18 x 3.95 (13'8" x 12'11")
Solid oak entrance door and matching oak doors to the lounge plus solid oak flooring, open fireplace area with space for an electric fire, tiled hearth and wooden mantlepiece, half height panelling, beamed ceiling, wall light points and radiator. Stairs to the first floor.

Side Porch
Tradesman's entrance to the side of the property with composite door leading onto the utility area.

Utility Room
4.08 x 2.65 (13'4" x 8'8")
A range of matching wall and base units with single bowl and drainer sink unit with tiled back splash, space for washing machine and dryer. Large corner cupboard with double doors, stairs to the master suite off with window to side. Doors to study, ground floor bathroom and expansive garden facing family room. .

Study
2.27 x 2.79 (7'5" x 9'1")
Window to front, built in cupboard and radiator.

Bathroom
2.40 x 1.98 (7'10" x 6'5")
Window to side, white three piece suite comprising:- panelled bath with shower over and screen, pedestal hand wash basin and low level wc. Half height panelling and tiled area surrounding the bath, tiled flooring and extractor fan plus radiator.

Family Room
12.01 x 2.82 (39'4" x 9'3")
A stunning extension to the original property that covers the whole of the back with floor to ceiling windows plus three sets of double French doors overlooking the gardens. There is a roof lantern over the kitchen area at the end, tiled flooring and two radiators.

Kitchen Area
3.90 x 2.40 (12'9" x 7'10")
Mostly incorporated into the family room the kitchen is well appointed with a bespoke kitchen from North Bar Kitchens incorporating a matching range of wall and base units, solid timber worksurfaces and matching breakfast bar, built-in oven and split level gas hob with cooker hood over, space and plumbing for a range cooker with extractor and lights above, integrated dishwasher, space for a fridge freezer, stainless steel sink unit, downlighting to the ceiling and doorway leading to the reception hall.

Lounge
6.13 x 3.62 (20'1" x 11'10")
Window to the front aspect, tiled hearth and surround with an open fire, beamed ceiling, solid oak flooring, four wall light points, bespoke sliding oak doors leading through to the family room with an oak shelved surround, built-in display alcove and radiator.

Master Suite
4.21 x 4.08 (13'9" x 13'4")
Accessed from the staircase in the utility area this room is a haven of tranquillity offering French doors that open over the extension with views over the gardens and open countryside beyond. With vaulted, beamed ceiling, two Velux windows and two further windows to side there is a huge amount of light here. A bespoke bedhead offers storage and there are two further built in cupboards plus door to the en suite bathroom. Two radiators.

En Suite Bathroom
4.22 x 1.81 max (13'10" x 5'11" max)
A cubby houses the shower with dual headed shower, composite shower tray and Velux window above. In the main body of the bathroom is a window to the front with slatted blinds, bath with hand held shower over, vanity unit with wash hand basin and low level wc. Downlighting and part tiled walls and tiled flooring plus ladder style radiator and underfloor heating.

First Floor Landing
Stairs from the reception hall. Window to rear and radiator.

Bedroom 2
3.94 x 3.91 (12'11" x 12'9")
Window to front, built in cupboard and wardrobes, radiator.

Bedroom 3
3.85 x 3.64 (12'7" x 11'11")
Window to front, built in wardrobes and radiator.

Bedroom 4
2.75 x 2.47 (9'0" x 8'1")
Window to rear and radiator.

Shower Room
1.71 x 1.41 (5'7" x 4'7")
Velux window to rear, wet room style shower with glass screen, wall mounted wash hand basin and ladder style radiator.

WC
Half height panelling and tiled floor plus low level wc.

Front Garden
Grassed and planted area to the front with ample parking and access to the tandem garage.

Garage
9.13 x 2.93 (29'11" x 9'7")
Tandem garage with new Hoffman roller door, it has been set up to have storage areas to the rear and space to park one car although this could be reverted by new owners if they prefer that configuration. Personal door to the rear and power and water supply.

Rear Garden
An extensive garden to the rear with mature trees, planted areas and patio area with summerhouse. Towards the rear of the garden are the two barns the property has been named after. To the rear of the first barn there is a large decked area overlooking a wildlife pond with working water feature. Behind the second barn is a laid out vegetable garden with greenhouse. There is a potting area to the side of the larger barn and there is lighting and a water supply throughout the gardens.

Barn 1
11.72 x 4.66 (38'5" x 15'3")
A fully self-contained unit providing a kitchen and large open plan living/dining/sleeping area. Entrance lobby with the shower room leading off (4'9 x 5'2) with an independent shower cubicle, pedestal wash basin and low level WC, double glazed Velux rooflight, full height tiling to the walls and a cupboard housing a separate central heating boiler for the barn. The kitchen area has fitted base and wall units incorporating worksurfaces with a Belfast style sink unit along with a stainless steel sink, space for an oven and fridge and freezer, matching timber bar and radiator. Beyond this is the open area with two sets of double glazed French doors leading out onto the decked terrace, a wood burning stove and two further radiators.
The business minded among us could put this to good use subject to local planning laws.

Barn 2
6.11 x 5.12 (20'0" x 16'9")
Currently used as a workshop with power and light laid on.

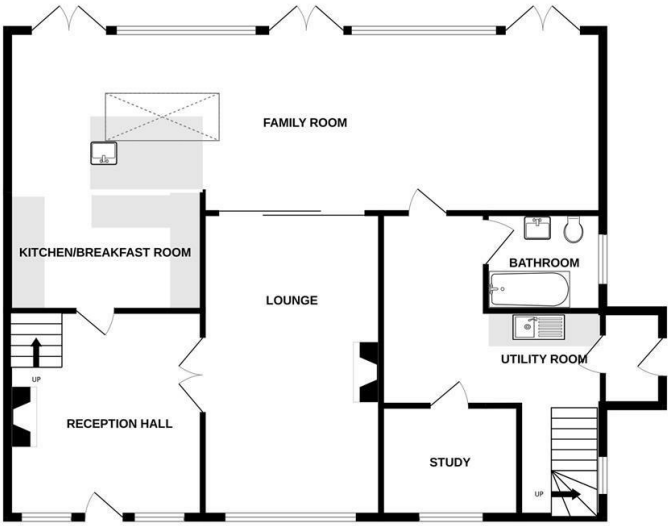
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Valuations
If you are thinking about selling your home our valuer would be delighted to meet to discuss your needs and we are currently offering an unbeatable sales package. Call now for your FREE market appraisal.

GROUND FLOOR
1286 sq.ft. (119.5 sq.m.) approx.

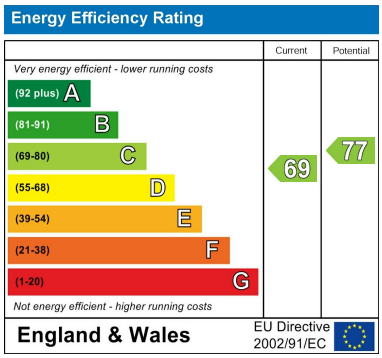


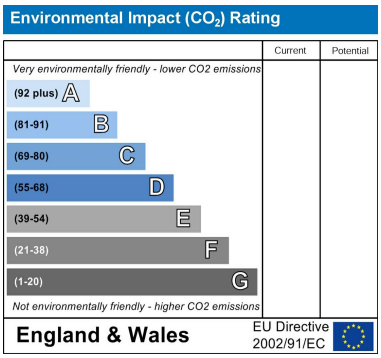
1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 2038 sq.ft. (189.4 sq.m.) approx.

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