



Lynton House Main Street, Withernwick, HU11 4TA

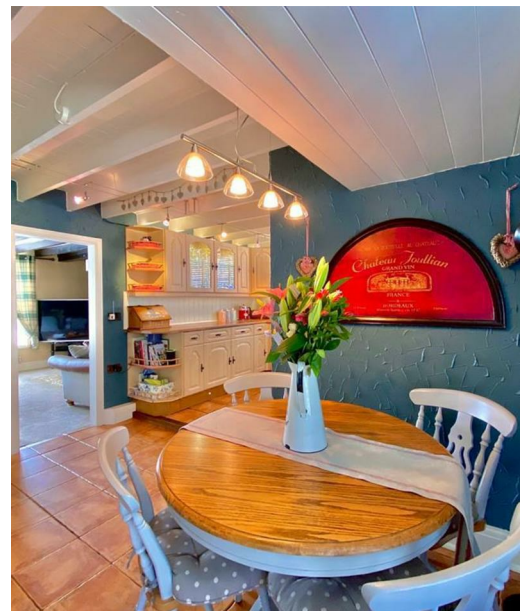
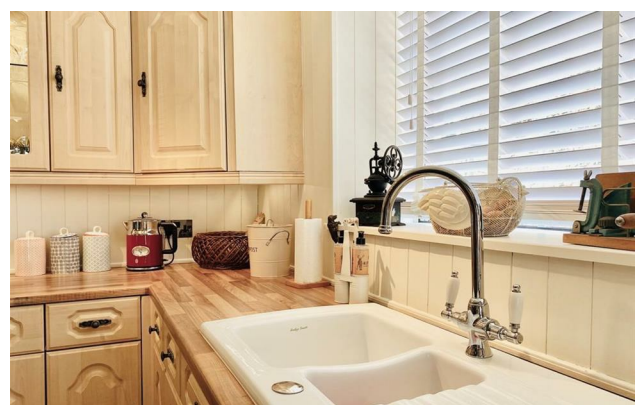
£449,950

WOW, WOW, WOW! Set on just shy of a quarter of an acre, this four bedroomed detached property really has the wow factor and simply must be viewed. Packed with original features and history, this property once served as the local village store, known as Ellis's.

The property floor plan briefly comprises of entrance hall, dining room with square arch to living room, dining kitchen, snug and boot room which makes up the ground floor. To the first floor is the family bathroom, four generous bedrooms, all doubles with two having en-suites and the master bedroom also has a walk in wardrobe.

Externally there is a parking drive to one side and double garage to the other. The front garden is low maintenance and the rear garden, in the agents opinion, is a little slice of heaven! There are also a number of outbuildings, including four former stables which have been converted into kennels, a dog grooming room and a workshop. Attached to the stables is the old village store. This comprises of useful utility area leading into a large store with mezzanine and doors to covered patio area. There is also an outside W.C.

EPC awaited



Front Garden

Dwarf iron fencing, shrub and flower border with gravel.

Side Driveway

Gravelled parking area for multiple cars, new oil tank and side gate into rear garden.

Entrance Hall

Entrance door, staircase to first floor with grey spindle banister and radiator. Door to:

Dining Room

11'10" x 12'5" (3.63 x 3.80)

Window to front, painted wooden fireplace, parquet flooring, part panelled walls, radiator and square archway to:

Lounge

16'9" x 12'10" (5.12 x 3.92)

Oriel bay window to front, feature brick inglenook fireplace housing multi-fuel burner, down lighting and beamed mantle piece. Carpeted flooring, beamed ceiling and radiator.

Kitchen Diner

16'10" x 16'9" (5.14 x 5.12)

Windows to side and rear, a range of fitted country shaker style wall and base units with complementary work surfaces, single drainer unit with 1 1/2 ceramic bowl and space for dishwasher. Electric double oven with electric hob and extractor hood over, part tiled walls, tiled flooring, beamed ceiling and radiator.

Snug

17'4" x 12'0" (5.29 x 3.67)

Two large square windows to rear, fireplace with wood surround housing log burner, beamed ceiling, carpeted flooring and radiator.

Boot Room

Windows to rear and tiled flooring.

First Floor Landing

Window to side, two built in cupboards, spindle banister and radiator.

Master Bedroom

11'11" x 10'2" (3.65 x 3.11)

Window to front, carpeted flooring and radiator.

En-suite

6'1" x 5'0" (1.86 x 1.54)

Window to front, WC, pedestal wash hand basin, panelled bath with shower over, heated towel rail and extractor fan.

Walk in wardrobe

6'5" x 5'0" (1.96 x 1.53)

Storage rails and shelving. Loft access.

Bedroom 2

16'10" x 8'7" (5.14 x 2.64)

Window to rear, carpeted flooring, beamed ceiling and radiator.

En-suite

Window to side, WC, vanity unit housing sink, step in shower cubicle and heated towel rail.

Bedroom 3

11'11" x 10'2" (3.64 x 3.10)

Window to front and radiator.

Bedroom 4

12'11" x 8'10" (3.96 x 2.70)

Window to rear, stripped floorboards and radiator.

Family Bathroom

8'7" x 8'7" (2.64 x 2.64)

Window to rear, WC, pedestal wash hand basin, free standing bath, corner shower unit, wooden flooring, extractor fan and radiator.

Rear Garden

Private rear garden, laid mainly to lawn and perfect for entertaining. This garden has a real Zen feeling to it and is split into areas including graveled seating areas, mature trees with feature lighting, planted borders, hot tub area, raised beds and firepit with stone seating.

Double Garage

Linked to next door, detached from property, two up and over doors to front and to rear.

Stables

Split into four:

Workshop

15'2" x 9'11" (4.63 x 3.04)

Groomers

19'0" x 15'1" (5.81 x 4.61)

Aircon and speakers built in. Power and water. Dog bath.

Kennels

Alarmed with internal and external runs.

Covered Area

Covered patio leading to store room

Laundry Room

13'6" x 6'10" (4.12 x 2.09)

Plumbing for washing machine and sink unit.

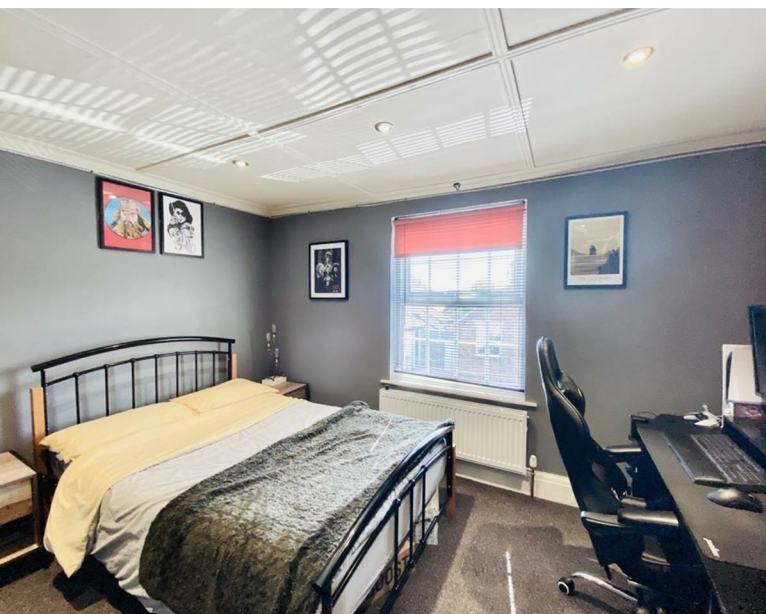
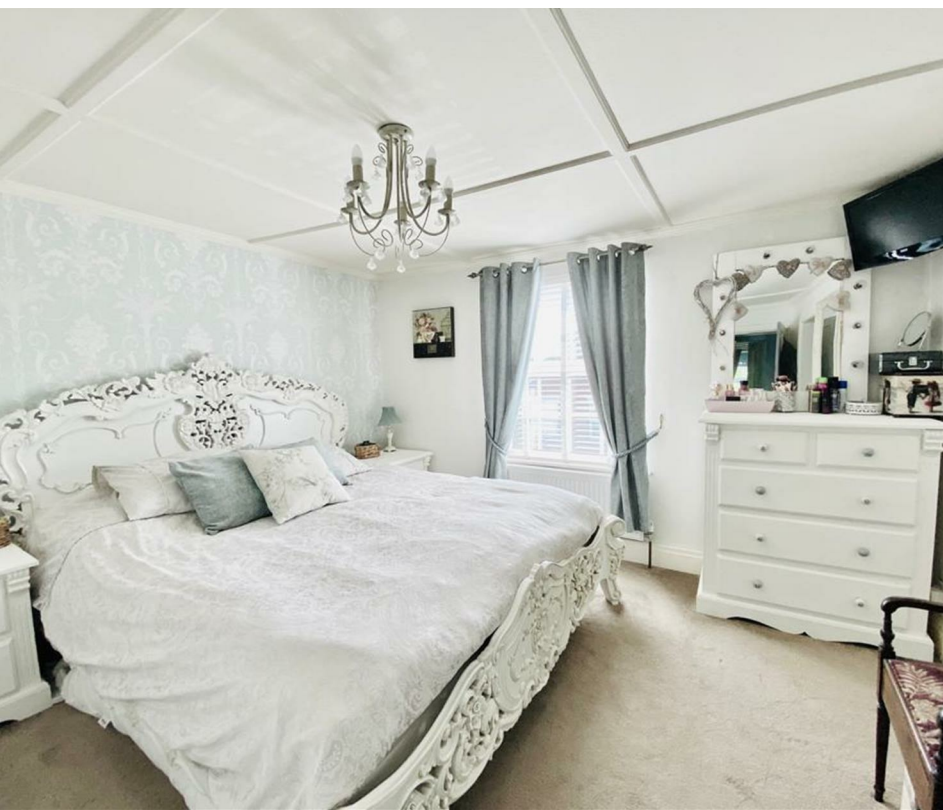
Old Village Store

14'2" x 10'3" (4.32 x 3.14)

With Mezzanine, storage, sliding doors to patio. Vendors had intended to convert into a Bar and still could be used for this purpose.

Outside WC

WC, sink unit and tiled flooring.







FLOORPLAN HERE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Our House Estate Agents

20 Newbegin Hornsea, East Yorkshire, HU18 1AL

T. 01964 532121 | E. office@ourhouseestateagents.co.uk