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Chartered Surveyors

**Manor Farm**  
Green Lane, Langtoft  
YO25 3UA

Unique double-fronted home  
Fabulous range of accommodation  
Three Reception Rooms

Three Bedrooms  
Lovely village setting  
Gated parking to the rear

**Asking Price Of:**  
**£275,000**



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## Manor Farm, Green Lane, Langtoft, YO25 3UA



A superb double fronted home which has been comprehensively modernised and renovated by the vendors to exacting standards. This is a truly unique property, aimed at a discerning purchaser searching for something just a little bit different and the time taken to view will certainly not disappoint. The main accommodation includes two good sized bay fronted reception rooms, one being open plan to what is a superbly fitted kitchen.

During renovations, the vendors discovered a full basement which again has been fully renovated and is used as a room in its own right, ideal as an office, recreation room or simply additional reception room! The first floor features three attractively presented bedrooms with an en-suite bathroom from the master bedroom plus house bathroom.

In summary, this is a truly remarkable property located within what is a delightful village setting with the added benefit of private gated parking to the rear.

### LANGTOFT

Entering the village down Tye Howe Hill, the road twists and turns through the narrow main street of this traditional Yorkshire Wolds Village. Here the village is dedicated to St. Peter. Langtoft has an outdoor bowling green near to which is a memorial dedicated to one of England's oldest poets, Peter de Langtoft, born in the village in the 13th Century.

### ENTRANCE HALL

A lovely welcoming space in its own right featuring staircase off to the first floor and having a spindled balustrade plus secondary staircase leading down into the basement. Coved ceiling.



### SITTING ROOM

15' 7" x 15' 0" (4.76m x 4.58m)

A lovely light and airy bay fronted room featuring brickwork recessed fireplace having a log burning stove in situ and built-in alcove cupboard. A wonderful space which opens out into the kitchen and ample space to have a breakfast or dining table.



### KITCHEN

14' 6" x 6' 9" (4.43m x 2.08m)

Extensively fitted with a traditional range of kitchen units featuring panelled doors with beech knobs and comprising base cupboards with a wood block worktop over and wall mounted cupboards to match, including shelving plus larder cupboard and full height cupboard featuring integrated fridge and freezer.

Integrated dishwasher. Boiling water tap fitted. Space and provision for a Range style cooker with double extractor canopy over and stainless steel back.



### **LOUNGE**

14' 5" x 14' 9" (4.40m x 4.50m)

With front facing bay window and feature fireplace with pine surround and electric fire in situ. Built-in range of storage cupboards to alcove featuring panelled doors with glass top panel.



### **REAR LOBBY/UTILITY**

With space and plumbing for automatic washing machine and built-in range of cupboards similar to the kitchen. Featuring storage drawers and wine rack.

### **CLOAKROOM/WC**

With low level WC and wall hung bracket wash hand basin.

### **INNER HALL**

With built-in understairs storage cupboards. Double doors into:

### **BASEMENT 13' 5" x 12' 9" (4.10m x 3.91m)**

A fabulous space in its own right with various uses including an additional reception room, recreational room or office. Low level window to the front elevation. Radiator.



### **FIRST FLOOR**

**LANDING** With rear facing window and radiator.



### **BEDROOM 1 18' 7" x 9' 5" (5.68m x 2.88m)**

With front facing bay window and partially sloped ceiling. Built-in alcove cupboards.



## EN-SUITE

A full bathroom featuring panelled bath, having a shower over, encased system WC and vanity wash basin.

## BEDROOM 2

12' 6" x 8' 4" (3.82m [to wardrobes] x 2.56m)

Fitted along one wall with a range of wardrobes featuring sliding mirrored doors and additional doors in a beech finish.

Front facing bay window. Radiator.



## BEDROOM 3

12' 11" x 6' 6" (3.94m x 2.0m)

With window onto Front Street. Radiator.



## BATHROOM

8' 9" x 5' 6" (2.68m x 1.68m)

With panelled bath having a shower over from the taps, encased system WC and vanity wash basin with curved door vanity cupboard. Double panelled radiator.



## OUTSIDE

The property stands slightly back from the road in an elevated position behind a walled front boundary and wrought iron fence. Steps lead up to the front door creating an element of exclusivity.



To the rear of the property is a most attractive expanse of garden featuring paved patio and seating areas, artificial lawn and concealed oil fired boiler.

There are steps down onto a paved courtyard with gated access and this is used for parking. This area also features the oil storage tank.



### **CENTRAL HEATING**

The property benefits from an oil fired central heating to radiators. The boiler also provides domestic hot water.

### **DOUBLE GLAZING**

The property benefits from sealed unit double glazing throughout.

### **TENURE**

We understand that the property is freehold and is offered with vacant possession upon completion.

### **SERVICES**

Mains water, electricity, telephone and drainage.

### **COUNCIL TAX BAND**

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

### **NOTE**

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

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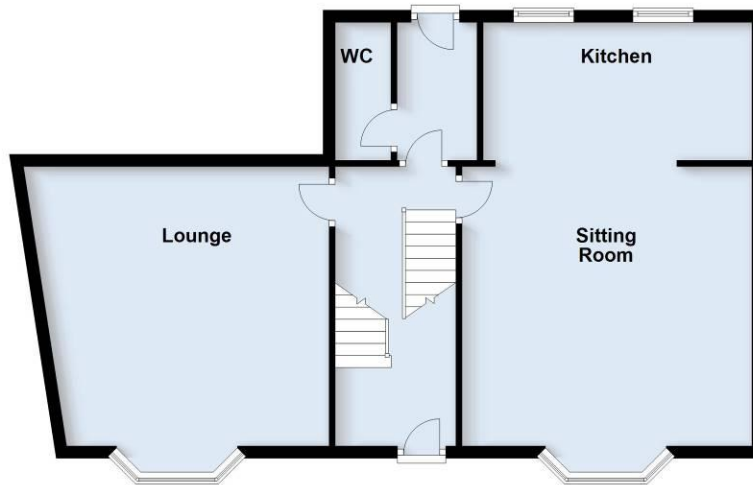
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### **VIEWING**

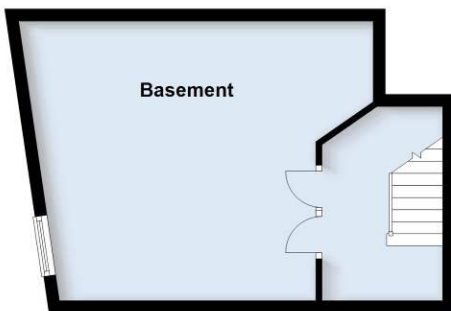
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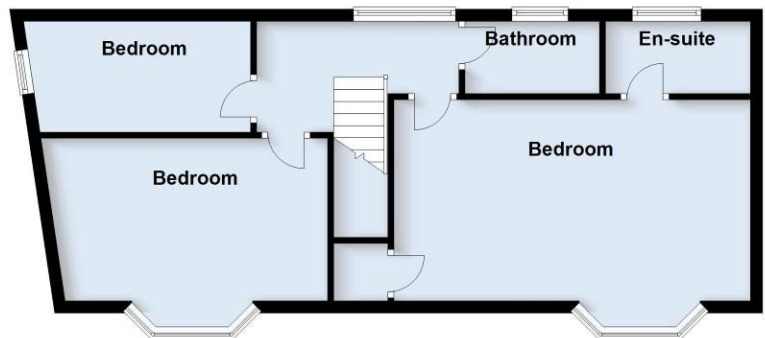
Ground Floor



Basement



First Floor





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