



West End, Swanland, East Riding Of Yorkshire, HU14 3PE

FINE & COUNTRY

TUCKED AWAY ON A DISCREET PLOT IN THE HEART OF THE VILLAGE STANDING IN A THIRD OF AN ACRE THIS STUNNING MODERN BUILT BARN STYLE PROPERTY PROVIDES AROUND 3,000 SQ.FT. OF VERSATILE LIVING ACCOMMODATION



Individually built to an extremely high specification providing five bedrooms, all en-suite, four receptions including a superb 35 ft. long open plan dining living kitchen enjoying a delightful outlook over the gardens. Large green oak double garage with store and separate garden studio. Set behind double electric gates a long driveway provides multiple off street parking.

If you're looking for something very individual and a bit special this property comes highly recommended.

Location

The village of Swanland is regarded as one of the premier residential villages within the area, having a convenient link into the Humber Bridge northern approach road which lies approximately half a mile to the east of the village. Local shopping, public house, sporting and primary school facilities are located in the centre of the village being clustered around the picturesque village pond. A main line British Rail Station is situated at North Ferriby where further shopping and leisure facilities are available.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

With staircase to the first floor.

Open Plan Dining Living Kitchen

The orangery area has wide bay windows taking full advantage of the garden outlook with double French doors and wood burning stove. Underfloor heating throughout.

Kitchen Area

Has a stylish range of cabinets with a combination of solid granite and oak worktops. Includes a range oven, centre island unit plus dishwasher, inset sink unit and a double American style fridge-freezer.

Utility Room

Includes a comprehensive range of fitted cabinets with built-in Neff oven and hob providing secondary kitchen facilities. There is a small integrated office or boot room. This room, together with first floor bedroom 5 offers the potential to create an independent annex ideal for multi-generational living.





Snug

Period fireplace, oak flooring and double French doors enjoying an outlook over the garden.

Inner Hall

Gives access to the cloakroom and w.c. with wash hand basin.

Games Room/Second Reception

Original stone flagged flooring and secondary staircase to the first floor. Double doors to the ...

Living Room

With dual aspect and two sets of French doors taking full advantage of the garden aspect. Period style stone fireplace with gas enamel stove and oak flooring throughout.

First Floor

Master Bedroom Suite

Master Bedroom

Characterful, large double bedroom with period fireplace and private views over the garden.

En-suite Bathroom

Containing a free standing cast iron slipper bath, shower cubicle, vanity wash hand basin and low level w.c., complementing tiling, heated towel rail and underfloor heating.

Dressing Room

Includes a range of fitted wardrobes.

Bedroom 2

Turret style double room with all round views of the garden.

En-suite Shower Room

Three piece suite comprising shower cubicle, wash hand basin and low level w.c. with complementing tiling and underfloor heating.

Bedroom 3

Double room with recessed wardrobe.

En-suite Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c. with complementing tiling and heated towel rail.

Bedroom 4

Large double room with recessed fitted wardrobes.

En-suite Shower Room

Includes shower cubicle, wash hand basin and low level w.c., full complementing tiling and heated towel rail.

Bedroom 5

Generous double room with fitted wardrobes and dual aspect windows.

En-suite Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c., complementing tiling and underfloor heating.

Outside

The property is approached via double solid oak electric gates set back from the road with side personal gate. The driveway provides multiple parking and easy in and out access with turning areas leading to a substantial double green oak framed garage with twin electric doors, outside tap and side store with ladder leading to boarded loft area with window to the back garden. Pedestrian side access leads to the rear of the property. The beautiful, landscaped back garden of approximately a quarter of an acre gives a complete sense of privacy. There is a spacious outdoor entertaining area, patio and a multitude of ornamental shrubs and flowers, a small orchard of apples and cherries, a treehouse and a greenhouse. To the south east corner of the garden is a substantial contemporary style summer house/studio 16'1" x 8' for year round use, with electricity and Wi-Fi enabled.

Services

Mains gas, water, electricity and drainage are connected to the property.

Tenure

The property is freehold.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of sealed unit double glazed windows.



Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

All fixtures and fittings included.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

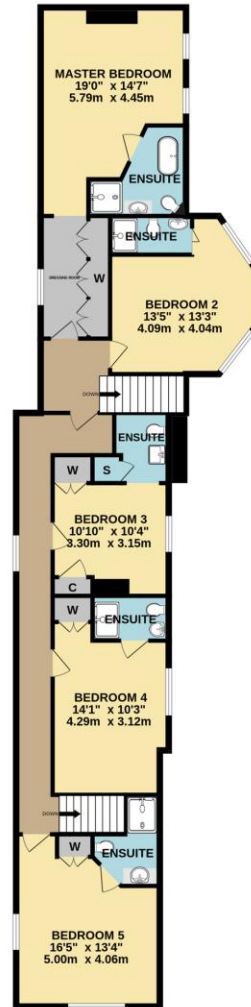
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GROUND FLOOR



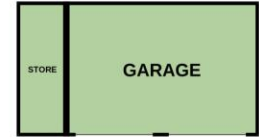
1ST FLOOR



SUMMER HOUSE



GARAGE



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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

