



Park Farm, Routh, Beverley, East Riding of Yorkshire, HU17 9SL

THIS OUTSTANDING BARN CONVERSION RESIDENCE STANDS IN 10 ACRES WITH SUPERB LEISURE FACILITIES, SELF CONTAINED ANNEX, LARGE 7,500 SQ.FT. MODERN STEEL FRAMED BARN AND A RANGE OF BRICK BUILT STABLES



Providing a truly enviable lifestyle less than ten minutes from Beverley this stunning barn conversion provides approximately 5,000 sq. ft. of living space with five bedrooms in total, five bathrooms and five receptions including the self contained annex. Perfect for those who run a business from home whilst enjoying the leisure facilities and family lifestyle this property offers.

Take a look at the photographs, floorplan and video to fully appreciate this versatile property.

Location

Routh is situated approximately four miles from the extremely popular Historic Market Town of Beverley which has a wide range of facilities and special attractions including the Minster, the Westwood and Beverley Racecourse. The town is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull. Boasting several good quality restaurants and bars and a private golf club situated on the Westwood. Beverley lies approximately ten miles to the north of the City of Hull and approximately thirty miles south-east of York and is ideally located for access to the coast and the motorway network. There is a train station within the town and a local train service connects Beverley with Hull and the East Coast resorts of Bridlington and Scarborough.

Accommodation

The accommodation is arranged on the ground and one upper floor plus self contained annex and can be seen in more details on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance Porch

To the

Entrance Hall

With staircase off, understairs storage cupboard.

Cloakroom And WC

With wash hand basin.

Living Room

This dual aspect room has a large wide inglenook fireplace with wood burning stove. Sliding doors lead to the ...

Garden Room

Enjoying a western aspect over the garden.

Open Plan Dining Kitchen

Which in turn is open plan to the day room providing a superb open plan living dining kitchen area.





The day room has a large inglenook fireplace with wood burning stove and double French doors enjoying a south facing aspect.

The kitchen area includes a comprehensive range of high gloss finish floor and wall cabinets with solid granite worktops and matching centre island unit. There is a four oven electric Aga with adjoining module, single drainer sink unit, wine refrigerator and dishwasher.

The dining area has a secret door to the side entrance which leads to the ...

Utility Room

With Belfast sink, oil fired central heating boiler unit.

Adjoining Boot Room Area.

Inner Lobby

Has a secondary downstairs w.c. adjoining the entertainment room.

Entertainment Room

This superb and versatile space has two sets of double French doors enjoying a south facing aspect over the walled garden. There is a built-in sauna and hot tub which may be available but subject to separate negotiation.

First Floor Landing

Has access to two separate loft spaces from a fixed staircase.

Games/Snooker Room

With independent external staircase. Large inglenook fireplace with open hearth, fully fitted bar with single drainer sink unit.

Bedroom 1

En-suite Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c.

Bedroom 2

With corner en-suite which includes vanity wash hand basin and low level w.c.



Family Bathroom

Free-standing bath, pedestal wash hand basin and low level w.c.

Bedroom 3

Bedroom 4

En-suite Bathroom

Includes large multi function shower bath, pedestal wash hand basin and low level w.c.

Self-Contained Annex Comprising

Entrance Hall

Open plan to the ...

L Shaped Dining Kitchen

Includes a range of floor and wall cabinets with complementing worktops, single drainer sink unit plus built-in double oven and hob. The dining area has French doors to the west facing garden. Open plan to the ...

Living Room

With feature rustic brick fireplace.

Bedroom

With a range of fitted wardrobes.

Bathroom

Includes panelled bath, pedestal wash hand basin and low level w.c.

Outside

The property is approached via a wide entrance set back from the road allowing good access for large vehicles, leading to a double width electric sliding gate which extends to a wide driveway and generous parking area to the front of the house.

The driveway extends to the barn and stable area with ample turning space for HGV's, trailers etc. The barn extends to approximately 7,500 sq. ft. including a large drive-in lean to and mezzanine office space, benefiting from 3-phase power currently used as a joiners workshop. Adjoining which is a storage yard.

There is an outdoor leisure area which includes a large wild life pond with summer house and decking, adjoining which is an enclosed small paddock with pavilion and an elevated summer house. There is a floodlit menage and grass paddocks which extend to approximately eight acres overall.

Services

Mains electricity and water are connected to the property. Drainage is by way of septic tank.

Central Heating

The property has an oil fired central heating system to panelled radiators.

Double Glazing

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

Tenure

The property is freehold.

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 F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



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

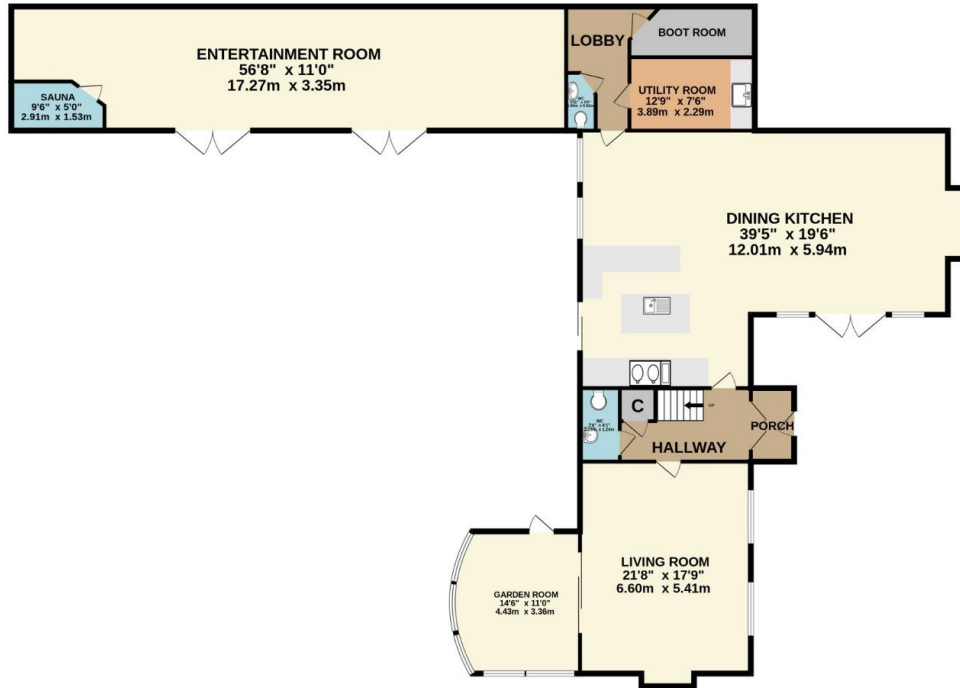
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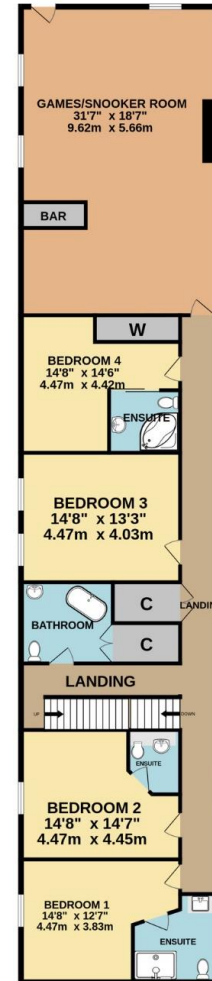
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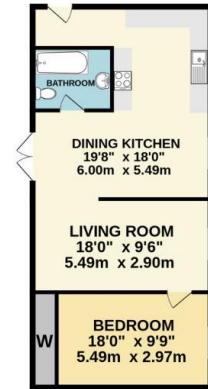
GROUND FLOOR
2547 sq.ft. (236.6 sq.m.) approx.



1ST FLOOR
2051 sq.ft. (190.6 sq.m.) approx.



ANNEX
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 5307 sq.ft. (493.1 sq.m.) approx.

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

