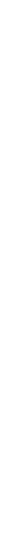




Church View Barn, Pulham Lane, Wetwang, East Riding of Yorkshire, YO25 9XT

CAPTIVATING BARN CONVERSION IN THE HEART OF WETWANG, A DELIGHTFUL VILLAGE EMBRACED BY THE SCENIC YORKSHIRE WOLDS



Unique period barn conversion offering over 3,000 sq. ft. of living space with a stunning 35ft galleried living room. This property, discreetly positioned with views of the village church, offers a rare combination of historical charm and modern comfort, making it a perfect family home.

Summary

This property features a large kitchen-dining area, a two-storey master bedroom suite, three additional double bedrooms, and two bathrooms. The home includes a double garage, multiple parking options, and is conveniently situated just 6 miles from Drifffield's amenities, all within a private walled garden setting overlooking the local church.

From the Agent's Perspective

As you step inside, you're greeted by an expansive galleried living room that's truly the heart of the home, stretching an impressive 35ft in length and 17ft in width. The high ceilings and open space create an airy and welcoming atmosphere, ideal for both relaxation and entertaining guests.

The kitchen, with its ample dining and living area, serves as the hub for family life. It's designed to cater to your culinary explorations while keeping you connected with family or guests in a casual, cosy setting.

The master bedroom suite is nothing short of spectacular, spreading over two storeys and offering a unique, spacious retreat for relaxation and privacy. Alongside, there are three more double bedrooms, ensuring ample space for family and guests alike. With two well-appointed bathrooms, morning routines are seamless and stress-free.





For those who work from home or require a quiet spot for reading and study, the gallery study area and an additional ground floor study provide perfect nooks, encapsulating the essence of versatile living.

Practical needs are covered with a utility room and a dedicated boot room, ideal for country living. The property also benefits from a double garage and additional parking, catering to multiple vehicles with ease.

Living in Wetwang, you'll find yourself in a vibrant community with shops, pubs, and a primary school, all the essentials within a short distance. And when the need for more amenities arises, Driffield is just 6 miles away, offering excellent facilities and schools.

This property is more than just a home; it's a lifestyle choice for those who appreciate the beauty of rural living without compromising on comfort and convenience.

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 G.*



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

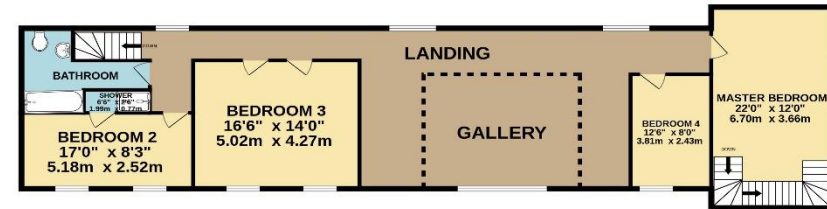
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



1ST FLOOR
1461 sq.ft. (135.7 sq.m.) approx.



GROUND FLOOR
1891 sq.ft. (175.6 sq.m.) approx.



PULHAM LANE, WETWANG, YO25 9XT

TOTAL FLOOR AREA : 3351 sq.ft. (311.3 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

