



Whale Bridge Park, South Newbald, York, East Riding of Yorkshire, YO43 4SU

FINE & COUNTRY

PERIOD STONE LINK DETACHED BARN CONVERSION SPANNING ALMOST 3,900 SQ. FT.
NESTLED IN A CHARMING VILLAGE SETTING



With over 2.6 acres of picturesque landscape this period stone link detached barn conversion invites you to a haven of tranquillity. With a wildlife pond as a natural focal point, this four-bedroom residence seamlessly blends historic charm with modern functionality. Enjoy the character-rich interior, including an impressive galleried entrance and a stunning 35ft garden room, creating a warm and inviting atmosphere.

Agents Thoughts

Welcome to your potential new home, where the beauty of the countryside meets the comfort of modern living. This period stone link detached barn conversion, with its enchanting galleried entrance, sits amidst 2.6 acres of scenic grounds, providing a sense of escape without sacrificing convenience.

Step into the heart of this home, where the impressive 35ft garden room bathes the interior in natural light. Five receptions offer versatile spaces for family gatherings or more formal occasions, each exuding its unique character and charm.

With four bedrooms in total, one with en-suite plus a family bathroom. The primary bedroom also has potential to split creating a fifth bedroom to provide ample accommodation for your family and guests. A thoughtfully placed ground-floor bedroom with cloakroom that could easily have a shower/bath added to create an en-suite.

The interior has been tastefully re-fitted throughout, featuring a high-spec modern kitchen equipped with quartz worktops, fully integrated appliances, and a functional centre island. The blending of historical features with contemporary comforts creates a harmonious living space.

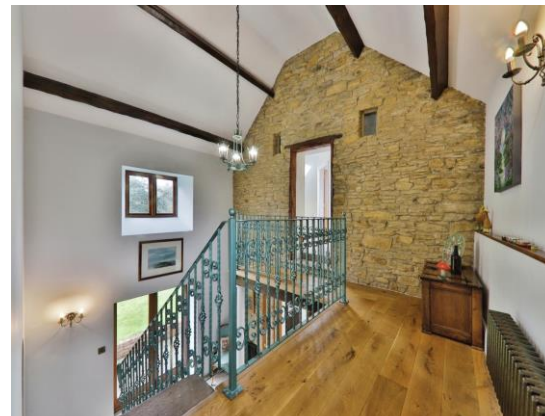




Outside, a pillared gateway entrance leads to a long driveway, opening up to a double garage, additional parking space, and a sizeable modern workshop. The workshop presents exciting potential for conversion, subject to planning, offering additional living or creative space.

The wildlife pond adds a touch of nature's beauty to the expansive grounds, creating a serene backdrop for outdoor activities. Whether you're enjoying a peaceful stroll or hosting gatherings with loved ones, the outdoor space invites you to connect with the beauty of the surroundings.

In summary, this property is a sanctuary where historic charm meets modern luxury. With its generous living spaces, scenic landscape, and potential for expansion, it presents a unique opportunity to create a dream home in the heart of the countryside.



Location

Newbald is a sizeable yet unspoilt rural village with two local vibrant pubs and primary school. Conveniently situated for the M62 only five miles to the south. The local town of Market Weighton provides excellent facilities, a vibrant shopping centre and a Tesco supermarket. Eight miles from Beverley, 15 miles from Hull and 24 miles from York.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more details on the dimensioned floorplan forming part of these sale particulars.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire. 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

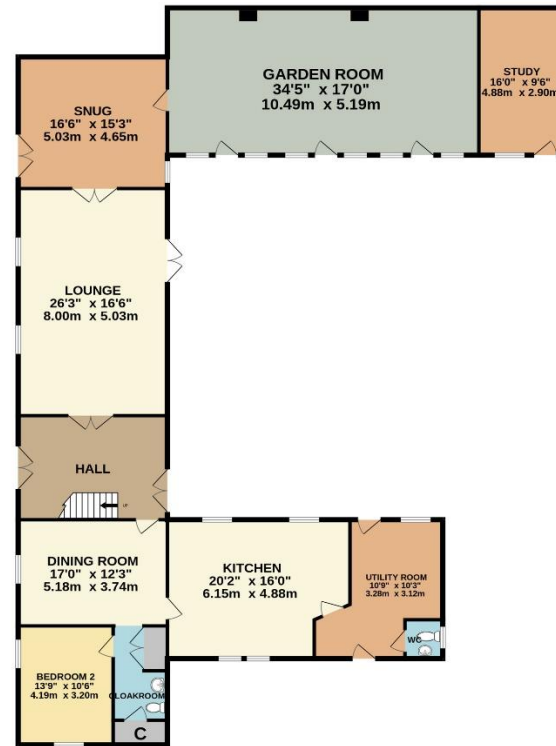
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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!



GROUND FLOOR
3172 sq.ft. (294.6 sq.m.) approx.



1ST FLOOR
1304 sq.ft. (121.1 sq.m.) approx.



WHALE BRIDGE PARK, SOUTH NEWBALD

TOTAL FLOOR AREA : 4475 sq.ft. (415.7 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.
Made with Metropix ©2024

8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



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

