



Langham House, East Cowick
Goole

Best and final offers over **£400,000**



LANGHAM HOUSE

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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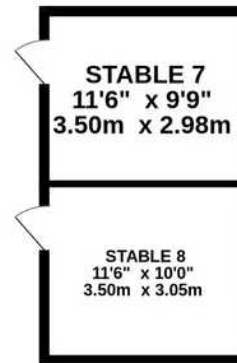
STABLES



HAY BARN



STABLES



LANGHAM HOUSE

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Langham House

East Cowick, Goole

STANDING IN APPROXIMATELY 4.39 ACRES, WE OFFER FOR SALE THIS THREE BEDROOM DETACHED HOUSE OVERLOOKING ITS GARDENS, MENAGE/ARENA, SUBSTANTIAL STABLES, BARN, AND FIELDS. ALL REQUIRING REJUVENATION, THIS IS A FABULOUS OPPORTUNITY TO ACQUIRE A SUBSTANTIAL FAMILY HOME WITH SUPERB EXTERNAL SPACE, EQUESTRIAN FACILITIES, SMALL HOLDING, AND YARD SPACE. THE HOME ALSO HAS PLANNING CONSENT FOR SUBSTANTIAL EXTENSIONS, IT CURRENTLY BRIEFLY COMPRISES; ENTRANCE HALL, THROUGH LOUNGE WITH WOOD BURNING STOVE, DINING ROOM, BREAKFAST KITCHEN, BOOT ROOM, SIDE ENTRANCE PORCH, FIRST FLOOR LANDING, THREE DOUBLE BEDROOMS AND HOUSE BATHROOM, SUBSTANTIAL GARDENS, LARGE YARD SPACE, SIX STABLES, FURTHER OUTBUILDINGS, BARN, ARENA AND FIELDS (PLANS DEMONSTRATE A FOUR BEDROOM THREE BATHROOM HOUSE IF EXTENSION IS CARRIED OUT). THE PROPERTY HAS AN HGV OPERATORS LICENSE IN PLACE FOR TWO VEHICLES, SUPERB COMMUTABILITY BEING JUST A TEN-MINUTE DRIVE FROM JUNCTION ON THE M62, HOWDEN IS 16 MINUTES AWAY AND YORK BEING 46 MINUTES AWAY.

Best and final offers over £400,000 and all bids are to be submitted to the selling agent's office by 8th of May 2024.





ENTRANCE HALL

Entrance door with uPVC and obscured glazing gives access through to an entrance lobby, from here a doorway leads through to the lounge.

LOUNGE

This through room has a window to one side and patio doors out to the main garden side. There is high ceiling heights with coving and ceiling rose to the two chandelier points, attractive brick fireplace with raised hearth being home for an exceptionally large solid fuel burning cast iron stove with glazed door. The room also has timber effect flooring.

DINING ROOM

Opening through to the breakfast kitchen, this once again has timber effect flooring, windows to both the front and rear, log burning stove, and useful understairs storage cupboard. The good sized kitchen has two windows giving an outlook to the field/yard side. There are two ceiling light points, in built cupboards with working surface and sink unit with mixer tap over, breakfast bar and a continuation of the flooring. A timber and glazed door leads through to the utility room.



UTILITY ROOM

This being particularly large, has a ceramic tiled floor, windows to two sides, and a further doorway gives access to a lobby.

ENTRANCE LOBBY

This has quarry style flooring, windows to two sides and an external timber and glazed door.

FIRST FLOOR LANDING

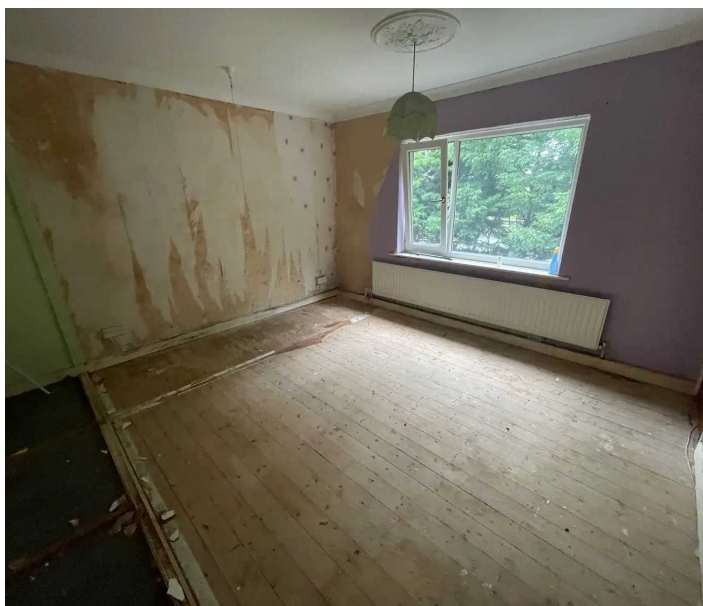
A staircase rises from the entrance lobby up to the first floor landing. This has a good amount of space and a window giving a super view, storage cupboards/airing cupboard, and a loft access point.

BEDROOM ONE

Bedroom one is a good sized double room with a broad window and in built cupboard/wardrobe.

BEDROOM TWO

A similar sized double room with a good sized window.





BEDROOM THREE

A good sized single room with a pleasant view out over the gardens, yard and beyond.

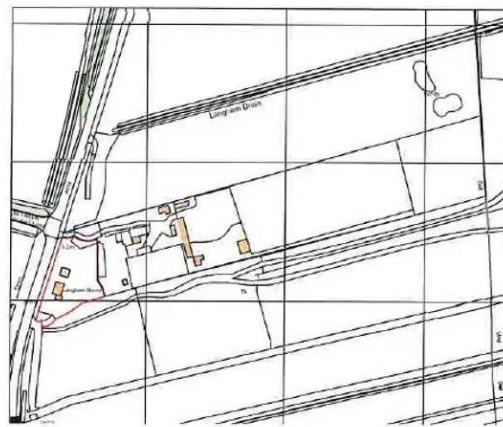
HOUSE BATHROOM

Once again, this being of a good size, fitted with a three piece suite comprising of a pedestal wash hand basin, low level W.C, and bath. There is also an obscured glazed window.

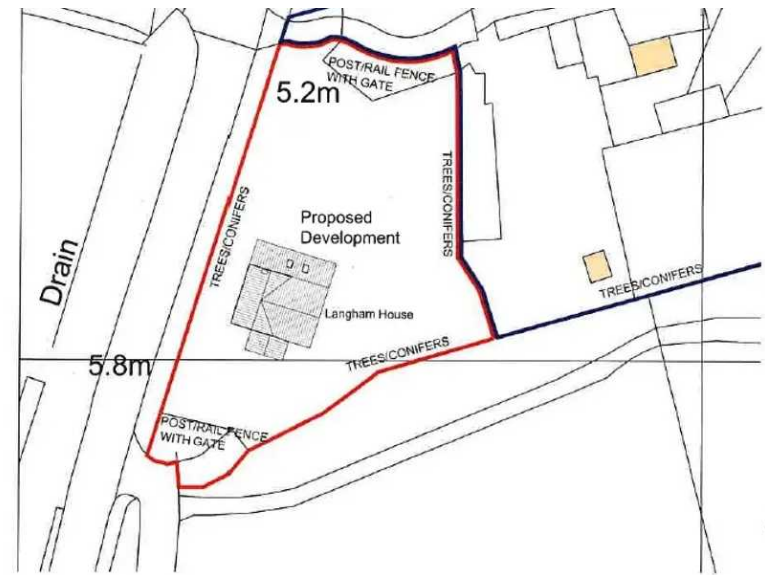


PLANNING

The house has planning consent to extend, please see plans attached. This includes a substantial extension to the garden side with additional extension to the side. The combination would then include a large living dining kitchen, running the full depth of the extended house, snug, utility room, four bedrooms, bedroom one and two with en-suites, bedroom one also with an in built dressing room, house bathroom, and returning to the ground floor, a one bedroom annexe including living dining kitchen, bedroom, and shower room. Consideration could be given to giving doing the extension as per the planning consent, planning reference number 23/02536/PLF / or consideration could be given to living in the house as is with renovation works having taken place or indeed, doing part extension.



SITE LOCATION PLAN 1:2500



SITE BLOCK PLAN 1:500



0	SCALE 1: 50	5m
10	SCALE 1: 100	10m
20	SCALE 1: 200	20m
50	SCALE 1: 500	50m
125	SCALE 1: 1250	125m



Front Elevation



Gable Elevation

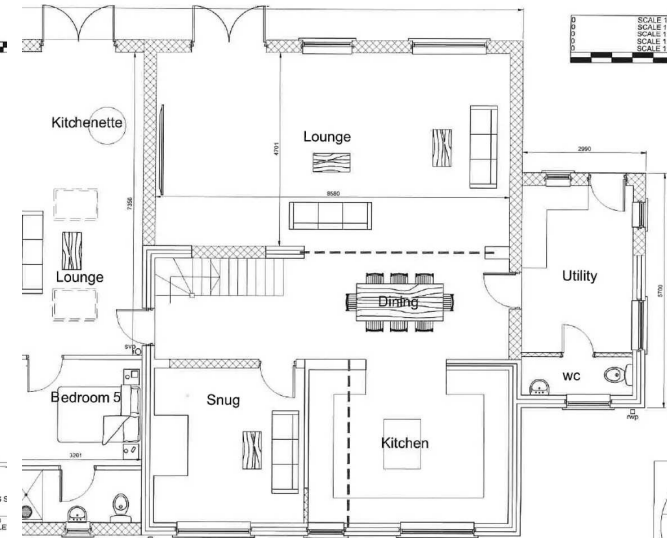


Rear Elevation



Gable Elevation

0	SCALE 1: 50	5m
10	SCALE 1: 100	10m
20	SCALE 1: 200	20m
50	SCALE 1: 500	50m
125	SCALE 1: 1250	125m



MR & MRS S
PROPOSED ELE
DATE MARCH 23 11
BY 04

MR & MRS S
GROUND FLOOR
DATE MARCH 23 11
BY 02

Client
MR & MRS SMITH
Builder
PROPOSED SITE AND
BLOCK PLAN
Date MARCH 23 Scale 1: 2500/500

OUTSIDE

Standing in approximately 4.39 acres, the home has good access from the main road down to the property's initial driveway. This continues through to the stable yard and also leads off to the right to the extensive driveway in front of the home. This is predominantly down to brick sets and gives access to a detached double garage. There are a number of outbuildings close to the home, mature shrubbery and trees and lawned areas. It should also be noted that the driveway continues through to a separate access gate, therefore the yard, stables and paddock could have a separate access if so desired. The home has double glazing and external lighting, the property has central heating, this being powered off the solid fuel burning stove within the lounge, backed up by an immersion heater on the hot water tank off the first floor landing cupboard. The property is also fitted with solar panels to the roof.

OUTSIDE

Standing in approximately 4.39 acres, the driveway continues down to a good sized yard area. Currently home for two large shipping containers which may be available via separate negotiation. There is a detached concrete block and brick outbuilding, it has two stables, this overlooks the enclosed menage. The menage does require refurbishment and the fencing requires repair. The yard continues around to the rear yard, this is in front of the very long barn.





OUTSIDE

This which measures in total length, approximately 100m in depth and has a concrete floor, internal divisions, creating stables and space for cattle and the like and also for hay and fodder storage. It is beneath a tin/metal sheet roof, the barn is currently divided into six stables and feed room plus hay storage area. There is a further hay barn across the yard, the rear yard is of a particularly good size and has been used for the storage of bails and the manure. Two fields are beyond, the first field is of a good size and is level, the far field once again, is level and is not used and once again requires some work. The property has no immediate neighbours and privacy is unquestioned.

OUTSIDE

In terms of commutability, the property is well located, please see directions to the M62 motorway. The home has a huge amount of potential, and as previously discussed the property has had a planning consent to extend the existing home. A property with a variety of uses that may be considered subject of course to the necessary consents.

EXTRAS

As can be seen on the photographs the property has in situ a large shipping container this and the tractor and trailer may be available by separate negotiation (when bids submitted to purchase the property this would be the time to bid on the extras if required.)

PRICE

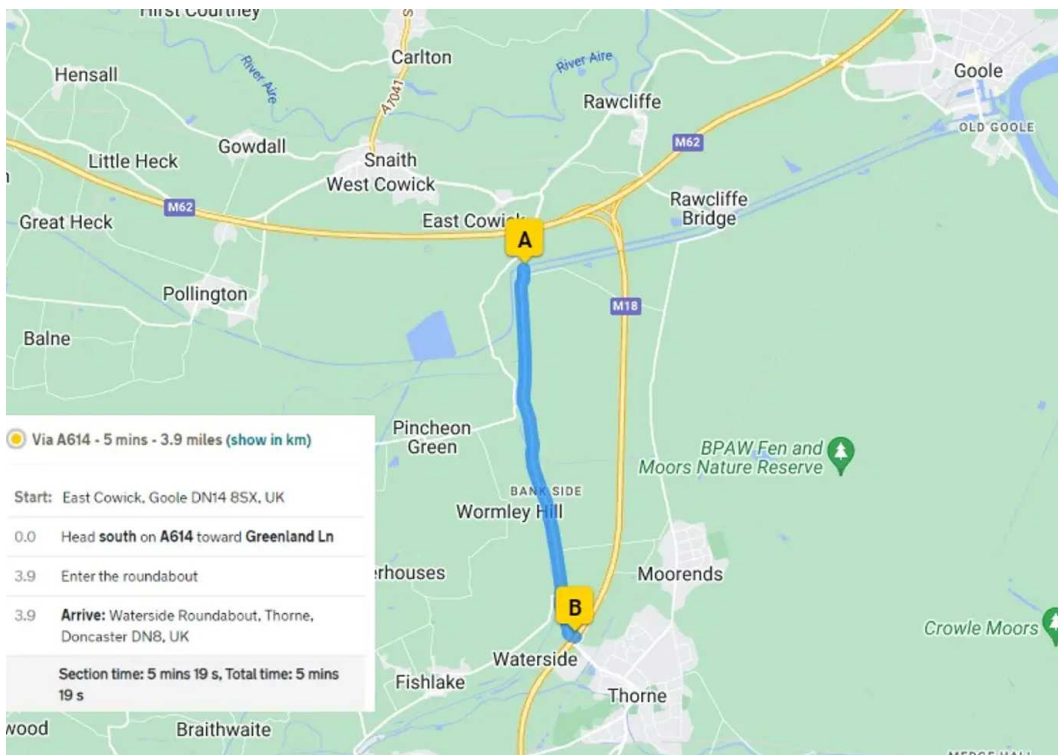
The property is for sale by the best and final offers method, best and final offers over £400,000. By no later than the closing date of the 8th of May.











ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements

if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any)

have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 25/03/2024.



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