



Kathery House, Station Road, Patrington, East Yorkshire, HU12 0NF



## STUNNING MODERN PROPERTY WITH SPACE AND FLEXIBILITY GALORE



Welcome to KATHENRY HOUSE, a stunning modern detached property perfect for large families or those needing ample space. With SIX BEDROOMS, FOUR EN-SUITE BATHROOMS, and SIX RECEPTION ROOMS, this home has everything you need. Located on the edge of Patrington village, you're close to all village amenities.



### From the Agent's Perspective

KATHENRY HOUSE is an exceptionally versatile home. Its TWIN STAIRCASES create an optional SEPARATE ANNEXE, ideal for extended families or those working from home. The SPACIOUS INTERIOR includes a beautifully designed KITCHEN, DINING ROOM, and a LARGE FAMILY LOUNGE featuring an attractive BRICK CHIMNEY BREAST with a LOG BURNING STOVE. The GARDEN ROOM and OFFICE/STUDY add even more flexibility. Upstairs, the SIX BEDROOMS offer plenty of space, with the MASTER BEDROOM featuring a dressing room and en-suite. The property also includes a DOUBLE GARAGE and ample additional parking.

### From the Client's Perspective

Living in KATHENRY HOUSE has been a joy for us. The space is simply amazing – perfect for our large family. The SEPARATE ANNEXE has been great for hosting guests, and the kids have loved having their own space. We especially enjoy the LARGE FAMILY LOUNGE; the LOG BURNING STOVE makes it so cosy. The kitchen is a dream, and the GARDEN ROOM is perfect for relaxing. The location is excellent too; having all the village amenities close by has been incredibly convenient. Plus, the ample parking and DOUBLE GARAGE have been really handy.

### Location

Patrington is a small country village approximately 17 miles to the east of Kingston Upon Hull between the market town of Hedon and Withernsea where a range of amenities and shopping facilities are available.





#### Tenure

The tenure of 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.

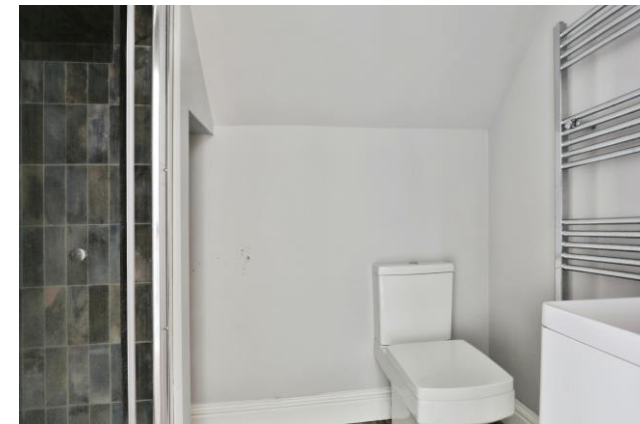
#### Mortgages

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.

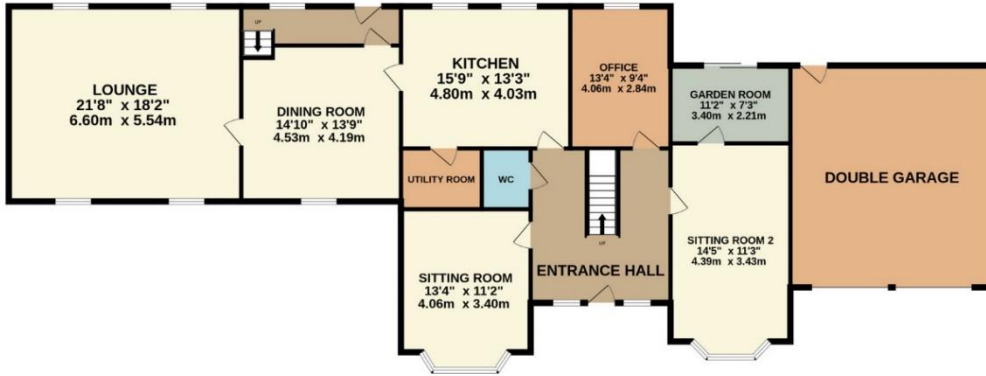
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.







GROUND FLOOR  
2109 sq.ft. (195.9 sq.m.) approx.



1ST FLOOR  
1602 sq.ft. (148.8 sq.m.) approx.



TOTAL FLOOR AREA : 3711 sq.ft. (344.8 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](http://www.fineandcountry.com)

