



Bank House

Cowick Road | Sykehouse | Goole | DN14 9AD

FINE & COUNTRY

Step inside

Bank House

Currently standing within approximately two and a half acres of fenced paddocks and with the potential to acquire up to a further seven and a half acres, Bank House is a substantial five bedroom detached family home with an extensive range of outbuildings, kennels and stabling ideally suited to a variety of equestrian, canine and business related uses.

The striking mellow brick home has a crisp contemporary feel which retains the welcome of a traditional farmhouse with multi fuel stoves, superb oak kitchen and classically styled bathroom and shower rooms. There is individuality too: the fourth bedroom is raised from the main landing and a concealed staircase from the dining room leads to a self-contained one bedroom apartment with sitting room and separate shower facilities.

The range of outbuildings is equally as impressive: a side crew yard is flanked by a block of eight kennels together with access to the stable area. There are two large garages together with a further garage suited to the storage of a horse box and a 67' steel framed barn with office facilities. The paddocks are clearly marked by post and rail fencing and include a round training paddock and a gravelled schooling area.

Occupying a rural location with extensive open views, Bank House is readily accessible to the towns of Snaith, Thorne and Goole and is just 6 miles from the M180 and M62 motorway network: it is rural not remote.

Bank House affords an opportunity to acquire a beautifully maintained family home and to create the lifestyle of your dreams.

Bank House – styled for life.

RECEPTION HALL

Spindle balustraded staircase, corning and radiator.

SITTING ROOM

11'2 x 11'

uPVC double glazed window to the front aspect, corning, radiator, decorative marble fireplace with tiled slips and cupboards to either side.

LOUNGE

13'11 x 14'11

A well balanced reception room with double glazed window, radiator, corning, marbled fireplace with slate hearth and inset cast stove.

DINING ROOM

18' x 12'10

An ideal space for family celebrations with double glazed window overlooking the side crew yard, raised slate fireplace with inset cast iron stove and fitted storage cupboard, additional deep storage and staircase to apartment.

FARMHOUSE KITCHEN

14'2 x 12'10

The undoubted informal social heart of the home being appointed with a range of modern oak units with wooden work surfacing to include ceramic sink unit with mixer tap, integrated refrigerator; wine rack, open basket storage units, display cabinets, travertine tiled floor; inset five burner propane fired range with extractor hood over; two double glazed windows.

CLOAKROOM

Close coupled wc, slate flooring and tiling to half height.

A split level side hallway with tiled floor and double glazed side personnel door allows access to a separate boiler room together with:

BATHROOM

11'10 x 7'4

Traditionally styled modern suite in white to include pedestal wash hand basin, close coupled wc, bath in tiled recess with telephone style mixer shower attachment, walk in glazed shower enclosure, complementary tiling to full height, double glazed window, spot lights, chrome towel radiator, contrasting tiled floor.

INTEGRAL APARTMENT

Comprising:

SITTING ROOM

14'7 x 9'9

Spot lights, radiator and step up to:

BEDROOM

17'6 x 13'7

Vaulted ceiling, double glazed window overlooking the crew yard, two Velux style windows to the remaining side, exposed trusses, recessed displays and radiator.



SHOWER ROOM

11'7 x 5'3

Contemporary style suite in white to include close coupled wc, pedestal wash hand basin, glazed and panelled shower enclosure with matching panelling to the wall and ceiling, tiled floor, towel radiator and extractor fan.

FIRST FLOOR LANDING

Spindle balustrade rails and double glazed windows.

BEDROOM 1

15'1 x 14'

Double glazed window and radiator.

BEDROOM 2

11'3 x 11'4 max

Double glazed window, radiator and decorative fireplace.

BEDROOM 3

12'10 max. x 11'6

Window to the side aspect, radiator and pine fire surround with inset saddle style grate.

SHOWER ROOM

6'10 x 6'1

Being fully tiled and with suite to include pedestal wash hand basin, close coupled wc, walk in quadrant glazed and tiled shower enclosure, extractor fan, tiled floor and chrome towel radiator.

From the landing a door with four steps leads to:



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Company Reg. No. 3844565 Registered Office: 46 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PQ. Printed 15.06.2016

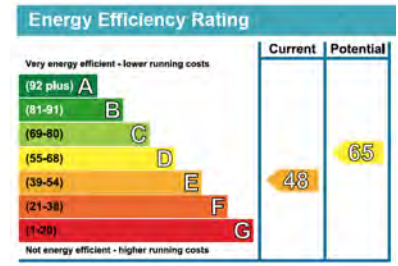
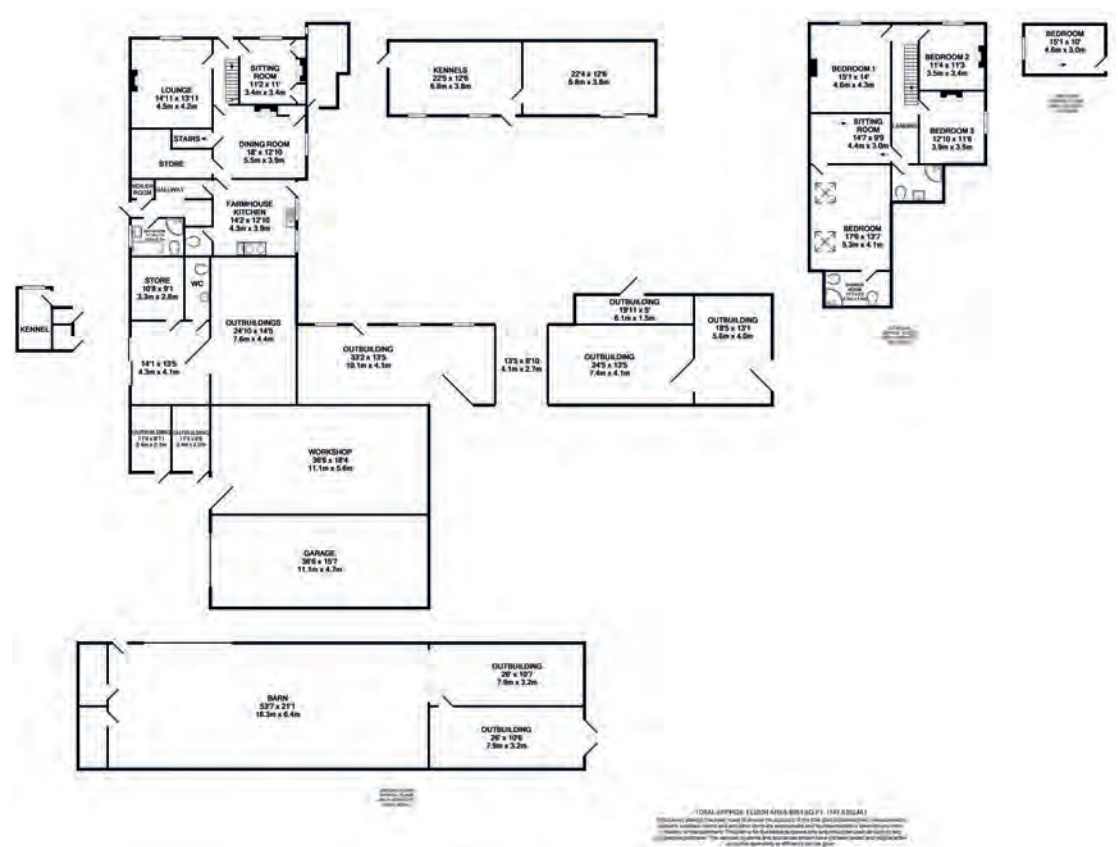
BEDROOM 4

15'1 x 10'

uPVC double glazed window, radiator and exposed timber work.

OUTSIDE

High timber gates allow access to the rear of the property where there is a fenced gravel topped training arena and lawned area with fruit trees. The extensive range of outbuildings include garage (15' x 12') with two stores and toilet, attached additional garaging (16'3 x 33'), horsebox store (38' x 16') with electric door, separate steel framed barn (67' x 21' internally) with high electrically operated roller door; small stable area and two offices. There is a walled side crew yard/courtyard with a range of eight kennels with water and electric together with a garage/hay barn leading to a winter stabling area (42' max x 25') with entrances to both the crew yard and the paddock. An additional brick stable block (34' x 47' min) completes the outbuildings. The principal paddocks are divided into five main areas by post and rail fencing and include a circular schooling paddock.





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