



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

MANOR HOUSE, LAXTON, DN14 7TW
OFFERS IN REGION OF £495,000





DIRECTIONS Manor House, Station Road, Laxton, Nr. Howden, East Yorkshire, DN14 7TW is situated on the left hand side of Station Road just after entering the village. Laxton is a small rural village having a Railway Station, Church and Public House and is located approximately 3 miles east of Howden and 4 miles from access to the M62 Motorway at Junction 37.

DESCRIPTION This very spacious Georgian Grade II Listed double fronted detached house is set in One Acre of grounds and contains entrance hall, lounge, living room, office, dining room, family room, kitchen, utility room, 6 bedrooms, 7th bedroom/games room and 2 bathrooms. Mainly double glazed. Solid fuel central heating with oil back-up. Spacious grounds with gardens, useful outbuildings and ample parking. Inspection recommended to appreciate the unique nature of this charming property. The property enjoys far reaching views over open countryside to the front and adjoins a working farm to the east.

ACCOMMODATION

SPACIOUS ENTRANCE HALL 13' 3" x 9' 6" (4.04m x 2.9m)



LOUNGE 16' 1" x 15' 3" (4.9m x 4.65m) to extremes Having 2 PVCu double glazed windows, ceiling coving, ornate marble fireplace with bottle gas living flame fire inset, central heating radiator and carpeting.

LIVING ROOM 17' 6" x 15' 2" (5.33m x 4.62m) to extremes Having 2 front PVCu double glazed windows, 2 further double glazed windows, oak panelled 'Inglenook' fireplace with brick fireplace inset, beamed ceiling, central heating radiator and carpeting.

SIDE ENTRANCE AREA

DINING ROOM 18' 1" x 16' 2" (5.51m x 4.90m)

Having a double glazed window, ceiling coving, beamed ceiling, open brick fireplace, central heating radiator and carpeting.

OFFICE 12' 3" x 9' 5" (3.73m x 2.87m)

Having a PVCu double glazed window, sink unit, central heating radiator and carpeting.

SNUG/FAMILY ROOM 24' 10" x 17' 1" (7.57m x 5.21m) Narrowing to 13' 11" (4.24) including the stairs area.

Having a PVCu double glazed French doors to the side garden, 2 further PVCu double glazed windows, ceiling coving, reconstructed open stone fireplace, central heating radiator and carpeting and with 2nd open tread staircase leading to the games room/7th bedroom.



KITCHEN 12' 9" x 11' 11" (3.89m x 3.63m)

Having a PVCu double glazed window, range of fitted units comprising laminated working surface with breakfast area and cupboards, drawers and appliance space under and incorporating electric oven and grill and with matching larder unit and wall units. Free standing 'Stanley' cooking range, partial wall tiling and tiled floor.

REAR ENTRANCE AREA

UTILITY ROOM 12' 3" x 9' 1" (3.73m x 2.77m)

Having a range of fitted units comprising stainless steel sink unit set in laminated working surface with cupboards and drawers under, further laminated working surface with cupboards under and adjoining larder units. Cushion floor covering and central heating radiator.

SHOWER ROOM Having shower cubicle with shower, W.C., electric towel rail and cushion floor covering.

STAIRCASE 12' 6" x 9' 4" (3.81m x 2.84m)

Imposing pine banister staircase with half and full landings having PVCu double glazed window and leading to:-





FRONT BEDROOM 17' 11" x 16' 1" (5.46m x 4.9m)
Having 2 PVCu double glazed windows, far reaching views over open countryside, ceiling coving, central heating radiator and carpeting.

2ND FRONT BEDROOM 16' 0" x 15' 3" (4.88m x 4.65m) to extremes

Having 2 PVCu double glazed windows, far reaching views over open countryside, 2 built-in wall cupboards, central heating radiator and carpeting.

SHOWER ROOM 13' 1" x 6' 6" (3.99m x 1.98m)

Having a shower cubicle, modern range of vanity hand basin with cupboards under and adjoining and matching W.C. unit, towel radiator, partial wall tiling and carpeting.

FURTHER LANDING AREA Having 2 central heating radiators.

3RD BEDROOM 13' 10" x 12' 9" (4.22m x 3.89m) to extremes

Having a PVCu double glazed window, fitted wardrobes and carpeting.

4TH BEDROOM 14' 0" x 12' (4.27m x 3.66m)

Having a PVCu double glazed window and range of fitted wardrobes and carpeting.

5TH BEDROOM 12' 9" x 9' 10" (3.89m x 3m)

Having a double glazed window, fitted wardrobe unit and carpeting.

BATHROOM 12' 7" x 7' 10" (3.84m x 2.39m)

Having a double glazed window, raised area with modern white suite of panelled bath with shower, pedestal wash basin and W.C., large airing cupboard with sliding doors containing cylinder with immersion heater, partial wall tiling, central heating radiator and carpeting.

GAMES ROOM/7TH BEDROOM 17' 3" x 12' 11" (5.26m x 3.94m) to extremes including the stairs area

Having a PVCu double glazed window, 2 central heating radiators and carpeting and leading to:-

6TH BEDROOM 12' 8" x 9' 11" (3.86m x 3.02m)

Having a PVCu double glazed window, fitted wardrobes and carpeting.

ATTIC STORAGE A second staircase leads to the spacious attic storage area.

OUTSIDE

FRONT GARDEN Front lawn garden area with attractive low brick wall with metal railings.

SIDE GARDEN Good size side lawn garden with mature conifer and having side tarmac drive leading to the ample parking area and further gravelled area.





ATTACHED BOILER HOUSE 17' 5" x 6' 2" (5.31m x 1.88m)

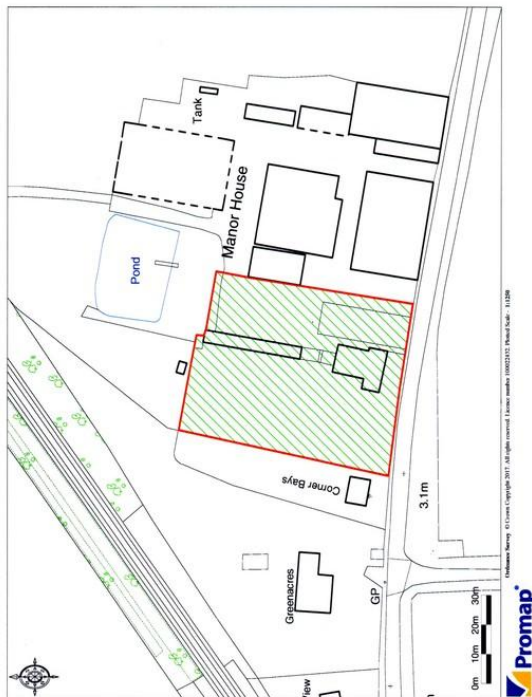
Containing the 'Maskin Fabik AS' solid fuel central heating boiler together with the back up 'Firebird' oil central heating boiler.

OUTBUILDINGS 30' x 14' 9" (9.14m x 4.5m)

An imposing range of brick built outbuildings comprising:- Store 15'2" x 9'9" (4.62m x 2.97m), Triple Garage 30' x 14'9" (9.14m x 4.5m) with separate doors and 6 open bay stores.

SECOND SIDE GARDEN To the west of the property is a further very spacious and attractive walled lawn garden area.

For Identification Purposes only
This Plan is reproduced from the Ordnance Survey Map with the sanction of the Controller of HM Stationery Office. Copyright reserved Licence No. ES10004446
Townsend Clegg & Co



PLAN A plan showing the property edged red and cross hatched green shown in this brochure for identification purposes only.

NB The purchaser will be responsible to fence the currently open north east corner boundary with solid fencing.

SERVICES It is understood that mains drainage, mains water and electricity are laid to the property. There is a solid fuel central heating system to radiators as detailed and the windows are double glazed as detailed.

None of the services or associated appliances have been checked or tested.

VIEWING Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OUTGOINGS It is understood that the property is in Council Tax Band F, which is payable to the East Riding of Yorkshire Council.

PROPERTY TO SELL Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

FLOOR PLANS These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPHS An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

Ground Floor



First Floor

