



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Primrose Cottage Enholmes Farm

Asking Price £225,000

Patrington, HU12 0PR



EXCHANGE CONTRACTS BEFORE 31/03/2021 AND RECEIVE A £5000 DISCOUNT!

PLUS PONY PADDOCKS AVAILABLE !

RECENTLY COMPLETED BARN CONVERSION WITH GARDEN AND PARKING! Finished to a high specification with premium fixtures and fittings, recently completed, ready and available now for it's first owner. Located on this impressive grade II listed development on the rural outskirts of Patrington, this three bedroom home is one of a few properties converted within the original Engine House located at the entrance to the development. The property retains plenty of the building's original character with brick feature walls and exposed beams not often found within new build properties. With double glazing and gas central heating throughout the property comprises: entrance hall, ground floor WC, fitted kitchen diner with integrated appliances, lounge, three first floor bedrooms, ensuite shower room and house bathroom with four piece suite, outside is a garden leading onto the car park. Contact us today to arrange a viewing and see all that is on offer.





Hallway

A glazed wooden front entrance door leads into the hallway with stairs rising to the first floor with cupboard below, ground floor cloakroom and additional fitted cupboard housing the gas boiler. Stone tiled flooring, spot lights, central heating radiator and exposed beams to the ceiling. Access leads through to the kitchen and lounge.

Cloakroom 7'6" x 2'7" (2.30 x 0.80)

Ground floor WC with basin, spot lights, stone tiled flooring, extraction fan and central heating radiator.

Lounge 16'8" x 15'5" (5.10 x 4.70)

Exposed beams to the ceiling, brick feature wall, spot lights, central heating radiator, tv point, front facing window and a glazed door with side panels through to the kitchen.

Kitchen Diner 22'3" x 9'6" (6.80 x 2.90)

Wooden fitted kitchen units with white work surfaces, 1.25 ceramic sink with drainer and mixer tap, built in electric oven and five ring gas hob with

stainless steel and glass extraction hood, integrated fridge, freezer, dishwasher and space for an integrated washer/dryer, stone tiled flooring, spot lights, beams to the ceiling, central heating radiator, internal window to the hallway, two sun tunnel roof lights and a dining area leading onto the lounge.

Landing

Stairs lead onto the landing with a sun tunnel roof light and loft hatch.

Bedroom One 14'5" x 11'9" (4.40 x 3.60)

Good size master bedroom with ensuite shower room, spot lights and original beams to the ceiling, tv point, central heating radiator and a front facing window.

Ensuite 6'6" x 4'3" (2.00 x 1.30)

Three piece white suite comprising corner shower cubicle with mains fed shower, low level WC and pedestal wash hand basin, tiled walls and wood effect tiled flooring, chrome towel radiator, spot lights and extraction fan.

Bedroom Two 15'5" x 7'10" (4.70 x 2.40)

With a front facing window, spot lights, central heating radiator and a tv point.

Bedroom Three 13'5" x 9'6" (4.10 x 2.90)

Velux sky light, spot lights to the ceiling, central heating radiator and a tv point.

Bathroom 5'6" x 7'0" (1.70 x 2.15)

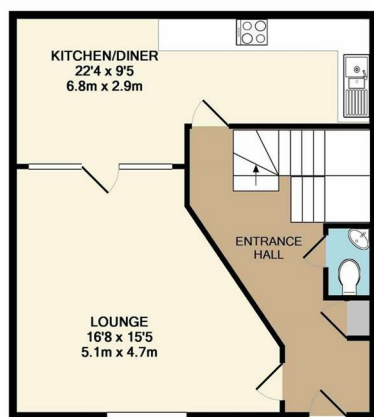
Luxurious white four piece bathroom suite comprising large shower cubicle with mains fed shower, panelled bath, low level WC and pedestal wash hand basin. Fully tiled walls and wood effect tiled flooring, chrome towel radiator, spot lights and a velux sky light.

Garden

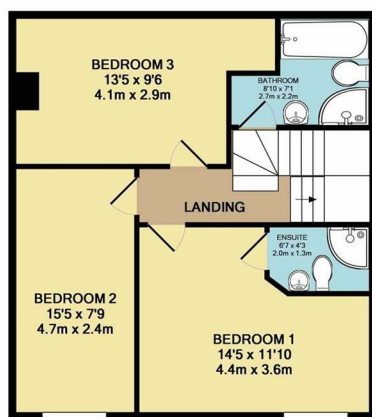
Outside is a lawned garden with paved footpath leading up to the car park.

Agent Note

An annual service charge of £500 is payable to the Enholmes Farm management company to maintain the communal areas, street lighting and drainage system etc.



GROUND FLOOR
APPROX. FLOOR
AREA 555 SQ.FT.
(51.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1106 SQ.FT. (102.7 SQ.M.)

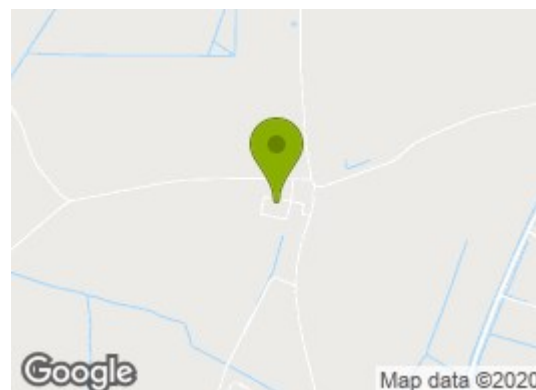
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Council Tax band:C

Directions: Starting from our office head left onto Queen Street and follow the road through the town and out towards the village of Patrington. Upon entering the village continue on the road, past the fire station then turn left onto Humber Lane. Turn right onto Southside road then right again onto Enholmes Lane towards the development where the Engine House is the large building at the entrance of the development.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

