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# WARREN HOUSE

## HIGH STREET, BARMBY ON THE MARSH, DN14 7HT

Warren House is an impressive, 4/5 bedroom, detached house, which has been beautifully renovated to provide a wonderful; family home with generous living space. The property is located in the popular village of Barmby on the Marsh, which benefits from a local Primary School, village pub/pizza restaurant and Barmby Barrage where you can access walking and cycle routes. Barmby is approximately four miles from the historic market town of Howden where you can access a larger range of amenities. The village is within short distance of J37 of the M62 and is conveniently located near to a number of local railway stations serving Leeds, Manchester and London Kings Cross. The property offers spacious accommodation, is light and bright, with an extensive family/kitchen/diner (over 50m<sup>2</sup>). An additional large lounge, office/playroom and garden room, which overlooks stunning mature gardens and sizeable paved areas, ideal for entertaining. Four double bedrooms, two with en-suite facilities and a house bathroom. The front of the house has mature planting to the borders and there is ample parking for up to 5 cars plus a double garage. A viewing is essential to appreciate the scale and quality of the accommodation on offer.

### Description

The property has the benefit of mains gas central heating and UPVC double glazing, a good broadband connection and offers accommodation comprising;

### GROUND FLOOR ACCOMMODATION

- **Entrance Porch** (6'3" x 3')  
(1.9m x 0.9m)

Recently fitted composite arched front door. Door leading into the reception hall. Loft hatch.

- **Entrance Hall**

L. Shaped. Stairway leading to the first floor. Oak flooring. One central heating radiator with decorative cover. Double doors leading into the lounge. Single doors to dining room, office and family room.

- **Cloakroom** (3'2" x 7'9")  
(0.97m x 2.4m)

White suite comprising a vanity wash hand basin and a low flush w.c with concealed cistern. Feature circular window. Walls tiled to half height. Ceramic tiled floor. Chrome heated towel rail and an extractor fan.

- **Lounge** (15'6" x 25'8")  
(4.7m x 7.8m)

Running the full width of the house, with dual aspect and double doors leading out to the rear garden and seating area. Recessed multi fuel burning stove with tiled hearth. Two central heating radiators.



- **Dining Room** (10'5" x 16'2")  
(3.2m x 4.9m)

With hall and kitchen access. Timber effect laminate flooring. Double doors leading into the garden room. One central heating radiator.



- **Garden Room**

Looking out onto mature gardens, ideal entertaining space with double doors leading to a raised garden, gazebo and outside BBQ area. Glass lantern roof. Inset ceiling lights. Fitted units with space for drinks fridge. Ceramic tiled floor. Two central heating radiators.



- **Office** (9'3" x 12'5")  
(2.8m x 3.81m)

Sunny, multipurpose room with single aspect to front of the house. One central heating radiator.





- **Family/Dining/Kitchen**

(23'2" x 17'9")  
(7.0m x 5.45m) plus  
(17'2" x 11'6")  
(5.2m x 3.5m)

Vast family space with dual aspect. Multi fuel burning stove on slate hearth. Oak flooring to family and dining area. Two vertical radiators. The kitchen area has a comprehensive range of fitted base and wall units finished in high gloss cream laminate with granite worktops and tiled work surrounds. The units incorporate a one and half bowl single drainer stainless steel sink, integrated fridge, freezer and dishwasher. Space for a range cooker. Extractor fan. Wine cooler. Water softner system and integrated filtered drinking water. Matching granite Island unit with cupboards and breakfast bar to one side. Slate tiled floor to kitchen area.



- **Utility/Rear Entrance**

(5'8" x 9'4")  
(1.76m x 2.86m)

Range of base and wall units with granite worktop. Wall mounted Worcester gas boiler. Plumbing for an automatic washing machine and space for a tumble dryer. Slate tiled floor. Rear stable style access door leading to the garden. Hot water tank..

### FIRST FLOOR ACCOMMODATION

- **Landing**

The main staircase from the hall is bannistered and carpeted and leads to a landing with access to all bedrooms and the house bathroom. Access to the loft space.

- **Master Bedroom**

(10'1" x 16'7")  
(3.0m x 5.0m)

A generous double bedroom to the rear of the property. Double doors to a Juliet balcony. Access to dressing room and en-suite. One central heating radiator.





- **Dressing Room** (11'7" x 8'8")  
(3.56m x 2.6m)

Front elevation aspect. Multiple wardrobes. One central heating radiator.

- **En-Suite** (5'3" x 10'9")  
(1.6m x 3.3m)

Recently fitted suite comprising a fully tiled, double walk in shower with mains waterfall shower, twin vanity wash hand basins with cupboards below and a low flush w.c. with concealed cistern. Floating storage unit with LED mirror and shaving point. Fully tiled walls and floor. Vertical radiator. Inset ceiling lights.



- **Bathroom** (6'5" x 11')  
(1.9m x 3.3m)

White suite comprising a contemporary free standing bath, pedestal wash hand basin and a low flush w.c. Fully tiled walls and floor. Heated towel rail. Built in storage cupboard.





- **Bedroom Two** (11'9" x 11'8")  
(3.6m x 3.5m) plus  
(6'9" x 3'5")  
(2.1m x 1.0m)

A large double bedroom with three velux roof windows. Built in storage cupboards. One central heating radiator. Access to en-suite.



- **En-Suite** (7'6" x 5'7")  
(2.3m x 1.7m)

White suite comprising a fully tiled electric shower, wash hand basin and a low flush w.c. with concealed cistern. Walls tiled to half height. Ceramic tiled floor. Heated towel rail. Velux roof window.

- **Bedroom Three** (9' x 9'5")  
(2.7m x 2.8m)

Double bedroom to the rear elevation. One central heating radiator.



- **Bedroom Four** (9'4" x 9'4")  
(2.8m x 2.8m)

Double bedroom to the front elevation. One central heating radiator.

## OUTSIDE

- **Double Garage**

Twin metal up and over access doors. Side personnel door. Power and lighting.

- **Gardens**

**To the front of the property** there is a substantial gravelled driveway and parking area for up to five cars plus access to the double garage. A timber gate to both sides gives access to the rear garden. Mature planted borders.

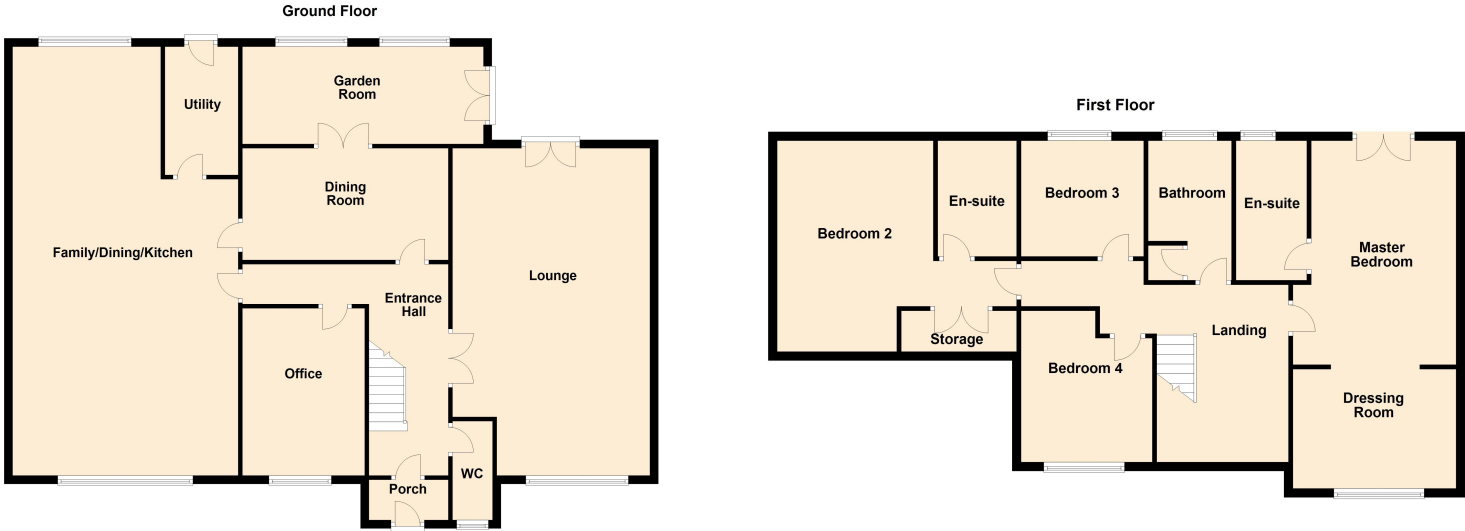
**To the rear of the property** there is a delightful, extensive, landscaped garden which is perfect for families with children and for outdoor entertaining. The garden incorporates a substantial raised lawned area with well stocked flower and shrub borders and beds, paved and gravelled seating areas together with a delightful timber gazebo with thatched roof. There is also a vegetable and herb garden, with mature fruit trees.





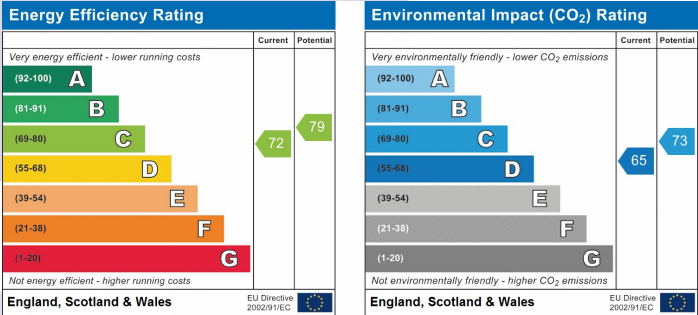


FLOOR PLANS



Please Note: Floor Plans are given for guidance purposes only and should not be taken as an accurate representation of the property.

ENERGY PERFORMNACE GRAPHS



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