



Main Street, Etton, HU17 7PQ
£990,000

Main Street, Etton, HU17 7PQ

One of the finest properties available on the market! This exceptional Barn Conversion has been executed to a meticulous standard and no detail or expense has been spared on the design and interior fixtures. Light permeates the entire conversion and extension with a number of floor to ceiling windows including a dual aspect entrance with an exposed brick feature wall connecting "old to new." There is a feeling of space throughout the expansive accommodation which exceeds 3000 square feet and nestles in private grounds of approximately 0.7 acres including an adjoining paddock.

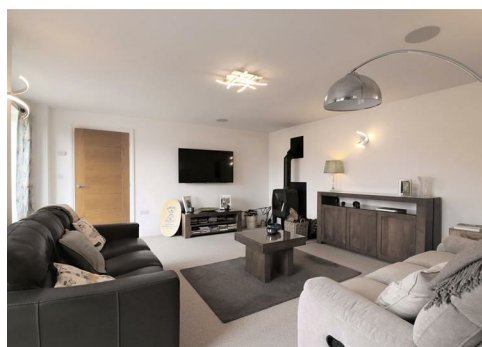




Main Street, Etton, HU17 7PQ

Key Features

- Outstanding Barn Conversion
- High Specification Throughout
- Luxurious Living Kitchen
- In Excess Of 3000 Sq Ft Of Accommodation
- 4 Double Bedrooms
- Exposed Brickwork & Beams
- 3 Bath/Shower Rooms
- Grounds & Paddock In Excess Of 0.7 Acres
- Private Gated Entry
- Courtyard & Double Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	74
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		65	70
EU Directive 2002/91/EC			

A WONDERFUL FIRST IMPRESSION

Developed in 2015, "The Barn" is set in a private plot neighbouring Beech Lodge and takes luxurious contemporary living to a new level. By re-purposing the old barn, original brick and timbers are blended with sleek contemporary finishes and high-spec features to echo and complement the barns rural heritage and history.

The elegant country style conversion is made for stylish living and simple relaxation; the traditional touches are off-set with a range of modern features including a cosy underfloor heating system under Italian tiles, log burning stoves and a bespoke fitted kitchen. Neutral finishes bring warmth and texture to the interior and will provide the perfect canvas to inspire your own, inimitable touches.

WELCOME TO 'THE BARN'

Make your way through the gated courtyard, you immediately appreciate this impressive home. As you open the front door you are welcomed into a light-filled dual aspect hallway, a recurring theme throughout the accommodation.

Painted in soft tones to maximise light, while retaining a feeling of warmth, an exposed brick wall on the staircase introduces you to the "old" barn. The first of the impeccably presented cloakrooms is neatly located off the hall

HUB OF THE HOME

The sociable family kitchen is the true beating heart of the home and features a bespoke fitted kitchen with a plethora of integral appliances. Sat beneath a vaulted ceiling with a partial atrium, an abundance of natural daylight streams through. With cooking, entertaining and living spaces cleverly linked, just sit back, entertain and enjoy hosting every meal whilst savouring spectacular views of your garden and the paddock beyond. To keep your living space clutter free, a useful utility room is situated just off from the kitchen with the second of the house cloakrooms

RECLINE AND UNWIND

Step through the hallway into a sumptuous and carpeted sitting room designed to impress. From the cosy wood burning stove to the folding doors which open to the courtyard, settle back into your deep cushioned sofa and

relax - although you may be here for a while!

A further delightful and light-filled reception room is of generous proportions and situated off the hallway with large floor to ceiling doors that open out onto the terrace and garden beyond - delivering perfect harmony between inside and out. Crave the warmth? A sizable wood burning stove is enough to heat the room in no time.

NEED SPACE TO WORK?

Working from home has never been so common and of course The Barn caters for your needs. A private office overlooks the courtyard makes for pleasant viewing

SOAK AND SLEEP

A blend of past and present strikes a soothing balance on the landing, with an exposed original brickwork wall adjoining an oak and glass staircase, smooth, neutrally painted walls and a number of skylights.

With each bedroom so well appointed and thoughtfully considered, there are no compromises to make. The first double bedroom makes use of it's own sleek wash facilities while two further double bedrooms benefit from a contemporary bathroom expertly designed to house a four piece suite.

YOUR PRINCIPAL SUITE

The restful master suite feels quite secluded from the rest of the house. As you cross the threshold your attention is immediately drawn to the fabulous landscaped view and a vaulted ceiling with exposed timber beams - Where else would you want to unwind after a long day? Another striking en-suite with it's gorgeous tiling, big walk-in shower and luxurious bath complete this incredible suite.

STEP OUTSIDE

As you open the electric, remote controlled gates you continue past repurposed outbuildings and approach "The Barn." The property stands immediately in front of you; drive through a second automated sliding gate and onto your own private, substantial driveway with double garage.

The home and gardens have been professionally landscaped to include a wonderful variety of sculptured

planting beds to soften the boundaries. There is an extensive patio with plenty of room for outdoor furniture, alfresco dining will become the norm. The large lawn garden is beyond a miniature wall which leads to a gated paddock, ideal for a number of uses.

ON YOUR DOORSTEP

The beautiful village of Etton adjoins open countryside and lies to the west of the B1248 in its own shallow dale. The village's buildings are almost entirely situated either side of Main Street with the village pub (closed at present) and the Grade II listed parish church of St Mary's two landmarks. The village lies approximately three miles to the north of the Historic Market Town of Beverley and approximately one mile to the north of Cherry Burton, where the nearest primary school can be found. The village has good road connections as there is a nearby link into the southern bypass to Beverley, which in turn links into the Humber Bridge and therefore, the region's motorway network. A wide range of shopping and other facilities can be found in Beverley, approximately ten minutes by car and a local train station is also available within the Town which links Beverley with Bridlington and Hull, from where a mainline train service is available.

THE FINER DETAILS

- Bespoke fitted kitchen
- Engineered Oak flooring is laid in the living room
- Italian tiled floor with underfloor heating is laid throughout the kitchen, hallway, utility room and cloakrooms
- High performance glazing
- Time and temperature zone control oil fired heating

SERVICE AND SUPPLIES

The property is serviced by water, electricity and mains drainage

COUNCIL TAX

We have been informed that the East Riding Council Tax band is G rating

EXTRAS

Additional items which are not detailed in these particulars may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.



VIEWINGS ELLOUGHTON

We invite viewings by appointment. Contact Matthew or Ian at our Elloughton branch on 01482 668663

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes

distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

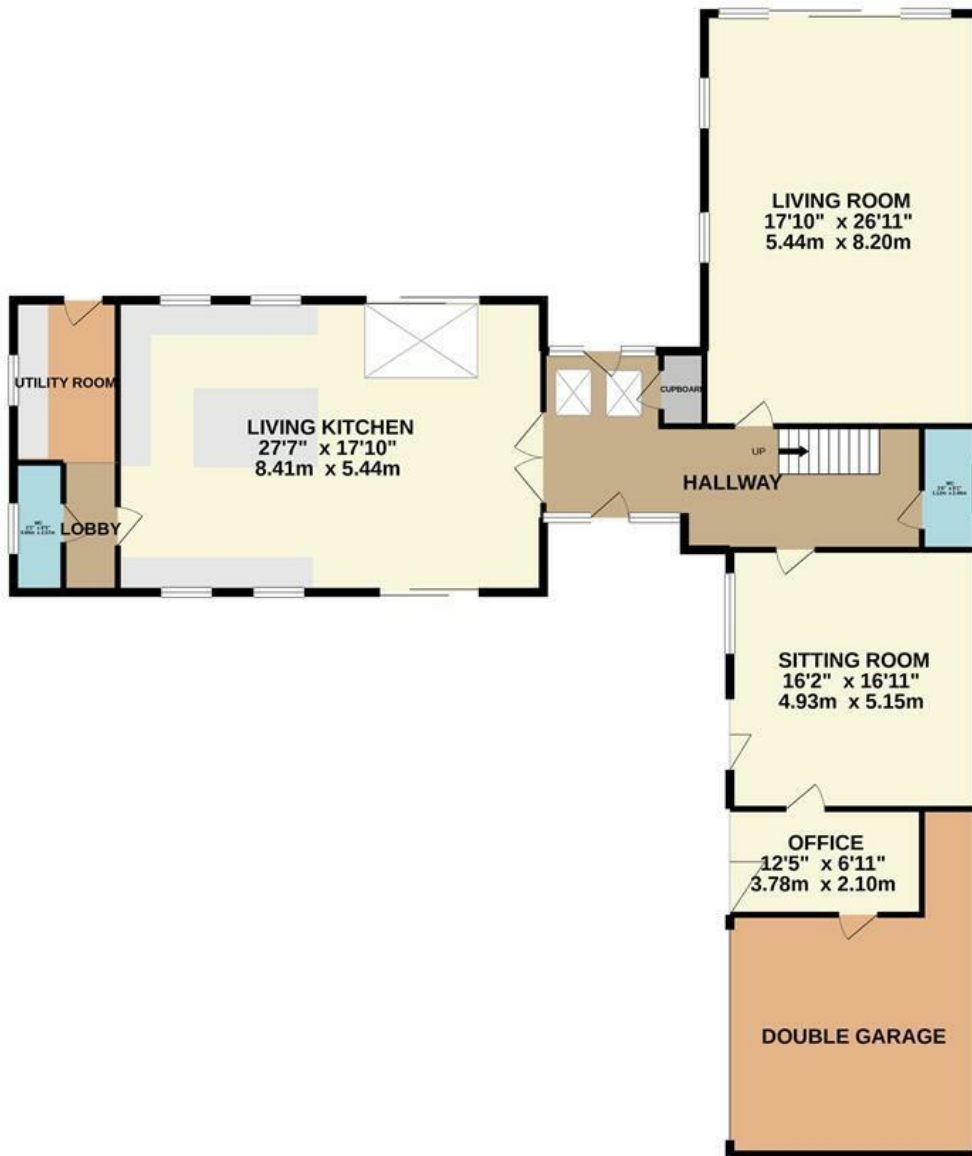








GROUND FLOOR
2036 sq.ft. (189.2 sq.m.) approx.



1ST FLOOR
1275 sq.ft. (118.5 sq.m.) approx.



TOTAL FLOOR AREA : 3312 sq.ft. (307.7 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.
Made with Metropix ©2020



Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

