



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Thimble Hall Hollym Road

Offers Around £325,000

Pattrington HU12 0PD



Impressive individually designed detached property on the edge of the village, built to the previous owners own specification and enjoying plenty of privacy and far reaching rural views. This very spacious property comprises: reception hall, lounge, formal dining room, snug, home office/study, kitchen diner, conservatory, utility and ground floor cloakroom, a galley landing leads to three first floor bedrooms, two with ensuite bathrooms, a walk-in linen cupboard and a four piece family bathroom. Outside is a gated driveway leading up to a double garage, providing off street parking for multiple vehicles, and access leads down both sides of the property to a fully enclosed garden at the rear, mostly laid to lawn and adjoining open fields for privacy. With gas central heating in place and wooden frame windows with leaded detailing. The property is offered to the market with no onward chain and will have vacant possession on completion, viewings are available strictly via appointment only and following the latest national lockdown measures only for buyers that are financially in a position to proceed with a purchase.







#### Reception Hall

15'3" plus bay x 14'3" (4.65 plus bay x 4.35)

An impressive entrance hall with a staircase rising and turning onto a galley landing. A leaded bay window overlooks the driveway with a hardwood entrance door beside it. Feature wood panelling lines the walls.

#### Lounge

25'7" into bay x 21'11" (7.80 into bay x 6.70)

Spacious living room, offering plenty of room for entertaining, with a large leaded bay window facing the rear garden, a focal brushed metal fire place with wooden mantel piece, side facing window and double doors opening to the dining room and the hallway.

#### Formal Dining Room

18'0" x 11'1" (5.50 x 3.40)

With a front facing window and decorative display alcoves to one wall.

#### Kitchen Diner

11'11" x 22'7" (3.65 x 6.90)

Well appointed kitchen diner fitted with a range of wooden base and wall units with contrasting worksurfaces, incorporating a stainless steel sink with mixer tap, high level electric double oven with further microwave and a separate electric hob with extraction fan. Integrated fridge and integrated dishwasher. Two windows facing the rear garden, French doors to the conservatory and a lobby with a side entrance door.

#### Conservatory

13'1" x 14'1" (4.00 x 4.30)

Wooden frame conservatory under an acrylic roof facing the rear garden with French doors and a ceiling fan.

#### Utility

8'6" x 9'10" (2.60 x 3.00)

Fitted with built-in units to one wall for shoes/coats, fitted stainless steel sink and drainer unit with plumbing for a washing machine, space for a tumble dryer and freezer. Tiled walls and windows to the side and rear aspect.

#### Cloakroom

5'2" x 7'6" (1.60 x 2.30)

Ground floor WC with a three piece patterned suite comprising WC, bidet and pedestal basin.

#### Snug

11'11" x 17'6" (3.65 x 5.35)

Sitting room leading onto the study with a front facing window and a decorative exposed brick fireplace with tiled hearth and wooden mantel piece.

#### Study/Office

6'6" x 10'9" (2.00 x 3.30)

Useful home office space with a side facing window and a walk-in shelved storage cupboard.

#### Galley Landing

Stairs lead onto a galley landing that overlooks the entrance hallway with access leading off to all first floor accommodation. A walk-in shelved airing cupboard houses the hot water cylinder and provides storage space.

#### Bedroom One

17'4" excluding wardrobes x 13'11" (5.30 excluding wardrobes x 4.25)

Main bedroom with a bank of fitted wardrobes, two windows overlooking open fields, radiator and open plan to the ensuite.

#### Ensuite

6'8" x 7'10" (2.05 x 2.40)

Four piece bathroom suite fitted with a panelled bath, pedestal basin, WC and bidet. Tiled walls, radiator and a rear facing dormer window.

#### Bedroom Two

14'9" x 11'1" (4.50 x 3.40)

Ensuite guest bedroom with a front facing dormer window, fitted wardrobes and a radiator.

#### Ensuite

5'8" x 11'1" (1.75 x 3.40)

Open plan from the bedroom and fitted with a four piece suite comprising bath, pedestal basin, WC and bidet. Tiled walls, radiator and a rear facing dormer window.

#### Bedroom Three

10'2" x 14'5" (3.10 x 4.40)

With fitted wardrobes to one wall, radiator and a front facing dormer window.

#### Bathroom

6'8" x 13'11" (2.05 x 4.25)

Five piece family bathroom fitted with a quadrant shower cubicle with mains fed show unit, corner bath with jets and a patterned porcelain WC, basin and bidet. Tiled walls, radiator and a rear facing dormer window.

#### Double Garage

Double garage adjoining the property with two up and over vehicular doors to the driveway, rear pedestrian door and three side facing windows.

#### Garden

The property is screened by mature hedges and is approached via a private gated entrance opening onto a sweeping brick paved frontage leading across the front of property and providing off street parking. A canopied front entrance door opens into the hallway and gated pedestrian access leads down both sides of the property.

To the rear is a private garden, enclosed to all sides by a wall with a decorating iron rail top fencing, mostly laid to lawn with planted borders and a sunken gravelled area edged by mature shrubbery. The property has a number of outside lights, has an external tap and adjoins open fields to two sides.





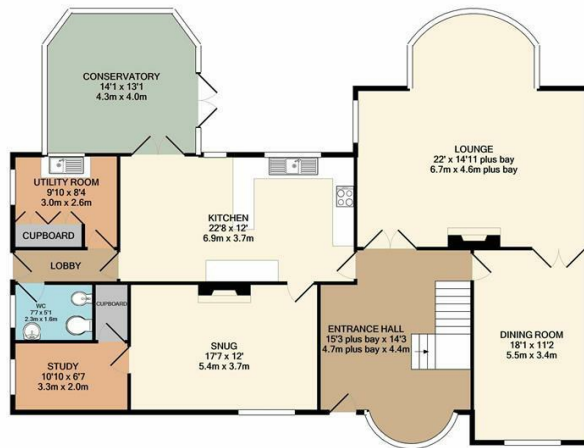




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GROUND FLOOR  
APPROX. FLOOR  
AREA 1734 SQ. FT.  
(161.1 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 967 SQ. FT.  
(89.9 SQ. M.)

TOTAL APPROX. FLOOR AREA 2702 SQ. FT. (251.0 SQ. M.)  
While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only by 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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## Directions

From our office head south on Queen Street heading out of the town on the A1033 through Hollym and towards Pattrington where this property is the first one on the left hand side as you reach the village.

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.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	