



Pippin House High Street, Barmby-On-The-Marsh

Asking Price £500,000

- Detached House
- 2 Reception Rooms
- Games Room
- EER 66 (D)
- Approval for 3 Bed. Annexe
- 5 Bedrooms
- Family Bathroom
- En-Suite Facilities
- Breakfast Kitchen, Utility Room
- Approx. 0.7 Acres, Detached Stables

APPROVAL FOR A 3 BEDROOM ANNEXE

A detached family residence of significant appeal sitting within private and secluded grounds of circa 0.7 acres and complemented by detached stables with approval to convert the stables/garage to an additional 3 bedroom annexe, creating the perfect solution for extra accommodation for extended families should it be required. Pippin House was built in 1998 by the present owners and boasts over 2700 sq. ft. of accommodation with generous grounds extending to approximately 0.7 acres, with beautiful countryside walks and views on the doorstep. The property lies less than five minutes' drive from popular market town Howden, which has a railway station providing quick and easy access to London in just over 2 hours, and also Manchester in under an hour. There are nearby road links to junction 37 of the M62 allowing quick and easy access to Leeds and Hull, the A1, M1 and M62 corridors, and also good road links to the A19 providing quick and easy access to the City of York and Selby.

On entering the property, a welcoming spacious hallway gives access to the ground floor arrangement. The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms centred around the attractive solid wood staircase creating a real sense of space.

A large lounge is located to the front of the property, enjoying an abundance of natural light from three double glazed windows. There is a feature fireplace with gas fire, marble inset and timber surround. A formal dining room divides the accommodation and has generous space for appropriate dining room furniture. There are French doors that leads to the outside and furthermore a pair of internal door giving access to the kitchen/diner.

The kitchen diner is the real hub of the home and comprises a range of gloss wall and base units to three sides including a breakfast bar. Pleasant views across the rear garden are enjoyed through two double glazed windows and a sliding patio door. The kitchen comes equipped with a number of integral appliances including a fridge freezer, dishwasher, electric oven and four ring gas hob with extractor hood over. Located off the kitchen is a useful utility room, having wall and base units incorporating a stainless steel sink unit and drainer, and laundry facilities. A downstairs toilet and rear door complete the utility room.

The ground floor accommodation is completed by a multifunctional room which is currently presented as a gym. The room could be used as a snug, home office or second sitting room depending on the individual's requirements. There is rear access and twin patio doors adjoining the front elevation.

To the first floor, an appealing galleried landing provides access to all 5 bedrooms and house bathroom. The master bedroom is located to the front of the property and is complemented by en-suite shower facilities. There are four further bedrooms, three of which are well proportioned double bedrooms and a single. All benefit from a double glazed window and central heating radiator. The separate landing dividing bedrooms 4 and 5 is currently being used as an office.

There is a modern house bathroom having fully tiled walls with a four piece suite comprising of a panelled bath, shower cubicle, pedestal wash hand basin and low flush w.c.

Externally, the property is located within a popular rural setting and is accessed off Main Street onto a substantial driveway able to accommodate off street parking for numerous motor vehicles. The driveway continues alongside the property to the rear of the garden to the detached stables and garage.

The fabulous, generous rear garden is enclosed by a number of established tall trees providing a good degree of privacy. The garden is split level, being mainly laid to lawn with a more formal outdoor seating area closer to the property.

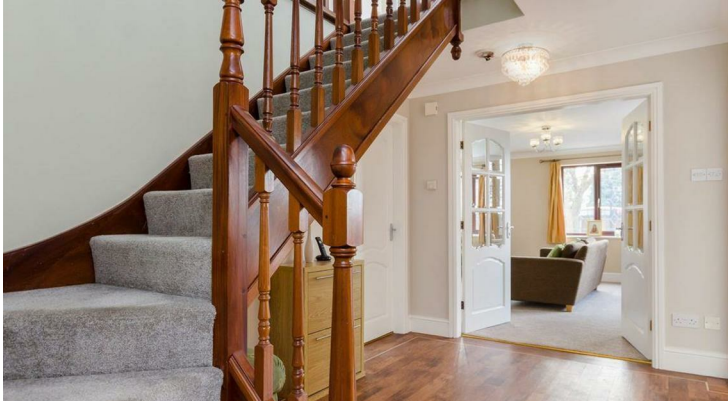
The existing stables located to the rear of the garden have scope for development to convert into a games room and residential use ancillary to the main dwelling. We understand planning consent is not required, but building regulation approval will be required. Further details of this can be provide upon request. This type of opportunity will be perfect for prospective buyers looking to acquire a separate self-contained annexe to the main property.

Barmby on the Marsh is a highly desirable area, situated approximately 4 miles west of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. There is a primary school in the village, and the popular Howden primary and secondary schools are close by with further well renowned schools locally, including The Read Private School and Selby High School. The market town of Howden is a popular destination with commuters given its proximity to the motorway network and railway station with regular direct trains to York and London.

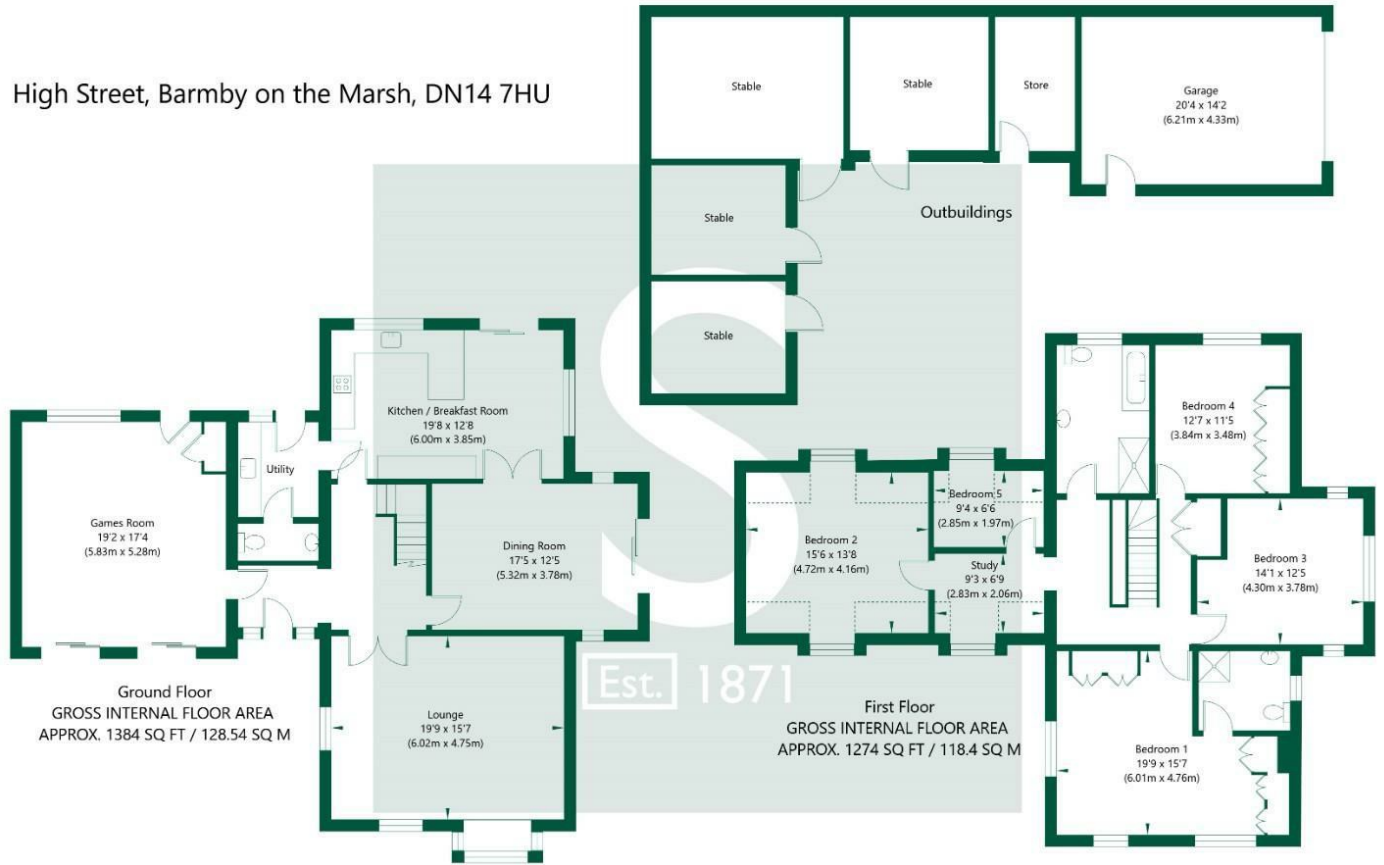
As the acting agents we would strongly advice an early inspection. All viewings are strictly via appointment only.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

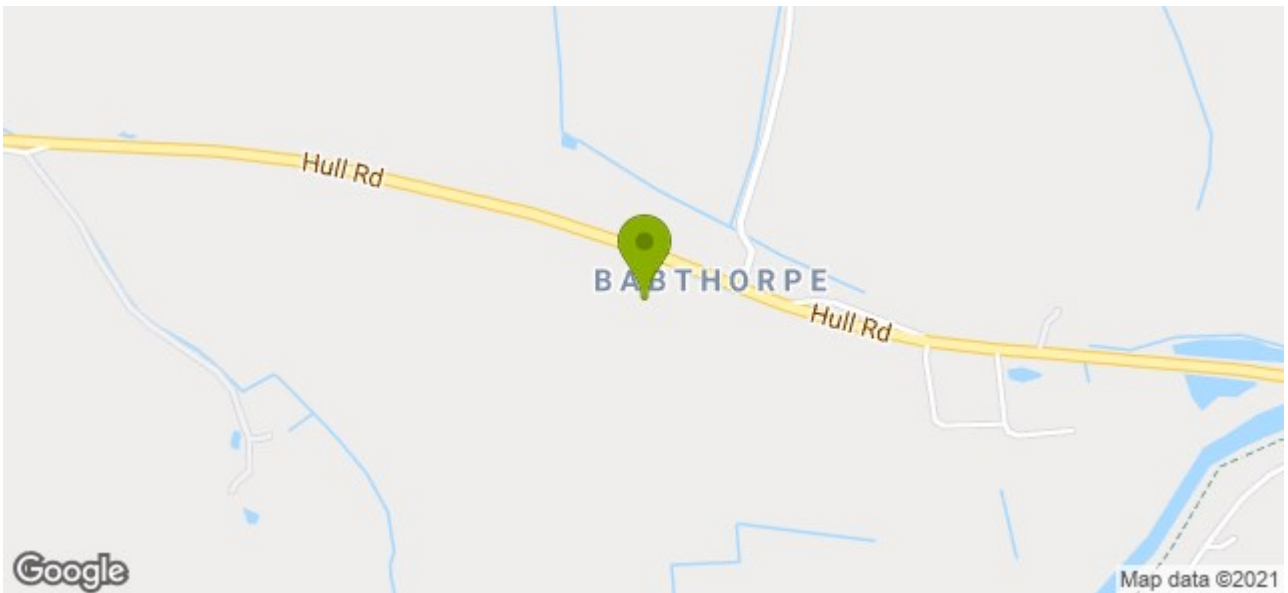




High Street, Barmby on the Marsh, DN14 7HU



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2658 SQ FT / 246.94 SQ M - (E
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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