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Limb
MOVING HOME



The Barn, Rectory Lane, Hotham, East Yorkshire, YO43 4UW

- 📍 Spacious Period Home
- 📍 Accom. of Around 2,800sq.ft.
- 📍 Plot Totalling Over 1/4 Acre
- 📍 Council Tax Band = G
- 📍 Breathtaking Features
- 📍 4 Bedrooms
- 📍 Versatile Outbuildings
- 📍 Freehold/EPC =

Guide Price £1,000,000

INTRODUCTION

INVITING OFFERS BETWEEN £1,000,000 TO £1,100,000.

Standing in a generous plot of just over a quarter of an acre in the heart of the beautiful and highly desirable conservation village of Hotham, The Barn is a truly outstanding period home of immense character and individuality.

Believed to have been constructed around 1800 as a barn serving the original host farm, the building was converted into a substantial dwelling covering approximately 2,800 square feet (internally) approximately 30 years ago and subsequently reconfigured by the current owners some 20 years ago. The result is a remarkable home of generous proportions where the character of the original building has been wonderfully preserved and enhanced, combined with the comforts of modern-day living.

The wealth of period features is quite exceptional. Magnificent, exposed king-post trusses and beams dominate the vaulted first-floor ceilings, while a stunning double-height entrance hall, exposed stone walls, sash windows and numerous quirky architectural details create a home of enormous charm and personality. Standing proudly within the village centre, the property enjoys a southerly aspect and is complemented by excellent parking and turning facilities together with a useful range of versatile outbuildings incorporating stores, an office and open barn garaging. A garden lies immediately to the rear of the house, while beyond the outbuildings is a delightful 'secret garden' providing a wonderfully peaceful and private retreat. Predominantly lawned, it features patio areas, established planting, raised vegetable beds and fruit trees.

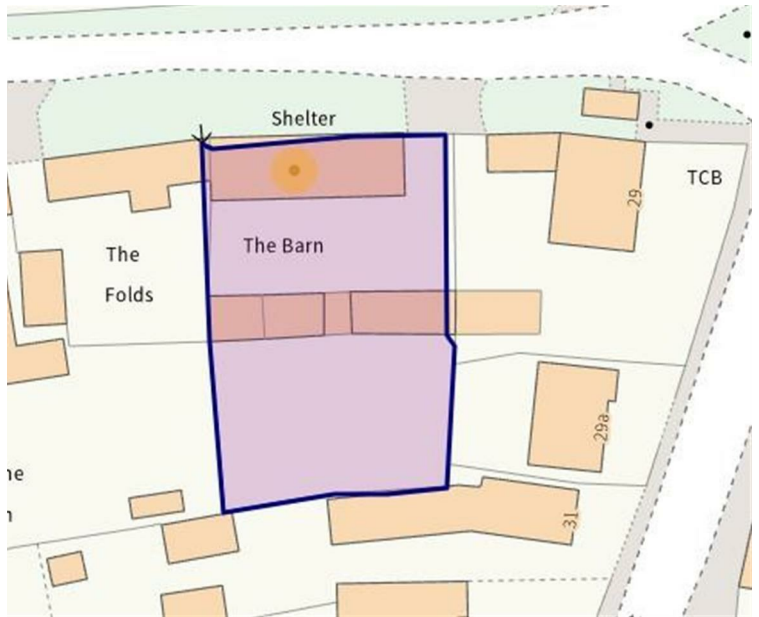
The spacious accommodation, depicted on the attached floorplan, offers an extensive variety of reception spaces, each possessing its own individual character from grand reception rooms to those being ideal "work from home" options. At the heart of the home is a modern kitchen featuring an extensive range of contemporary cabinetry, a central island and integrated appliances which complement the traditional AGA. Windows enjoy views to the south and a stable-style door opens directly onto the driveway. A large pantry and practical utility room provide excellent additional storage and functionality. The first floor is every bit as impressive, providing four bedrooms served by three bath/shower rooms. Throughout this level, soaring vaulted ceilings, exposed beams and spectacular king-post trusses provide a constant reminder of the building's fascinating heritage and create an atmosphere which is quite simply outstanding.

Properties of this calibre, character and individuality are rarely available. The Barn represents a wonderful opportunity to acquire a truly special home in one of East Yorkshire's prettiest and most sought-after villages.



LOCATION

The property lies within Hotham conservation village. Hotham is one of East Yorkshire's prettiest and most desirable villages surrounded by beautiful Wolds countryside yet ideally placed for travel/commuting with junction 38 of the M62 motorway only some four miles distance. Convenient access is also available to York (25 miles), Hull (19 miles), Beverley (10 miles) and Market Weighton (6 miles). A mainline railway station is located approximately 7 miles away at Brough. This highly regarded village comprises a varied mix of properties from delightful cottages through to some of the finest homes in the region. Within the village lie a Norman church, village hall and a very popular public house/restaurant. The village is under the York postcode and the local authority is the East Riding of Yorkshire council.



ACCOMMODATION

Wide entrance door to:



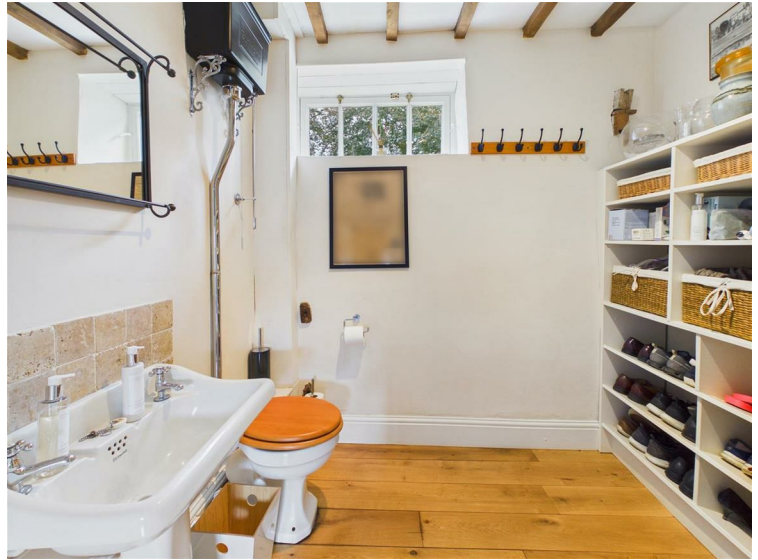
ENTRANCE HALLWAY

With exposed stone detailing and brick detailed arches above internal doors. An engineered oak floor is complimented by an oak detailed staircase leading up to the first floor being fully vaulted above providing a spectacular view of the exposed roof trusses to first floor.



CLOAKS/W.C.

With high flush W.C., pedestal wash hand basin and shelving for shoes, boots and storage etc.. Understairs storage cupboard situated off.



DINING ROOM

Such a stunning room with 3 exposed stone walls, exposed cross beam holding floor beams above, high level window to rear and 2 low level sash windows complete with window seats to the south elevation.



LIVING ROOM

A beautiful room with an attractive log burner standing on a paved hearth within a stone chimney breast with walls with low level sash windows complete with seats overlooking the rear garden to the south. The room exudes so much character with its exposed cross beam and floor beams above. High level window to front elevation. Double doors open to the study.



STUDY

Again another room bursting with character having exposed stone walls and beams to the ceiling. Double doors open to the south garden with a charming slit window to one side.



PLAY ROOM/ OFFICE

Again with exposed stone walls



KITCHEN

A contemporary kitchen having a range matt fronted units with central island and quartz worksurfaces to both. There is a twin oven AGA complimented by a conventional Neff oven and combination microwave in addition to which is a Neff induction hob with vacuum extractor. The units feature an undercounter one and a half sink with mixer tap, integrated dishwasher, sash window to rear and side elevations, exposed beams to the ceiling, stable style door to the side.





UTILITY/LAUNDRY ROOM

With Belfast sink, plumbing for automatic washing machine, space for further appliances, floor mounted Eurostar oil fired boiler, pulley dryer to ceiling.

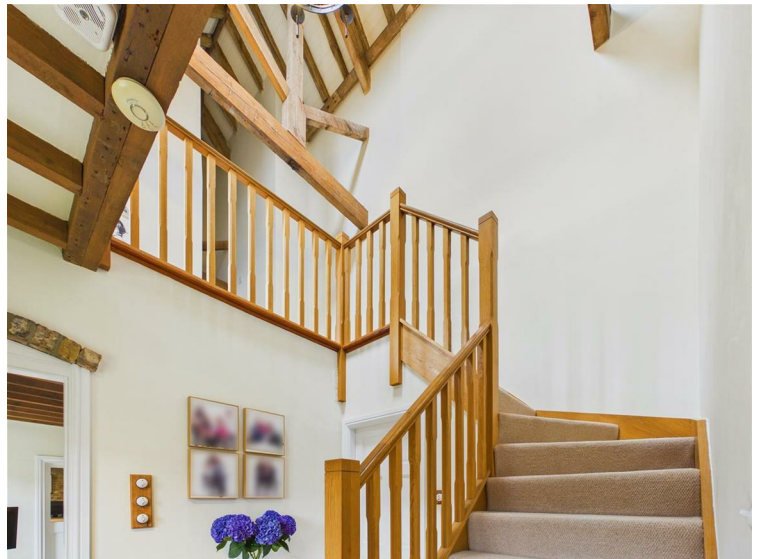
PANTRY

A large pantry extensively shelved and situated to the north of the building.

FIRST FLOOR

GALLERIED LANDING

With a simply stunning vaulted ceiling with exposed king trusses and rafters. Feature stone wall with windows to the south.



BEDROOM 1

A stunning bedroom with feature exposed vaulted ceiling, king truss and rafters. Exposed stone walling, two windows to the front elevation and to one end of the room is a dressing area complete with fitted wardrobes, dressing table and drawers.



EN-SUITE BATH/SHOWER ROOM

With attractive suite comprising a low level W.C., circular wash hand basin upon plinth, large "walk in" shower and freestanding oval shaped bath and tap stand, tiled floor and surround, heated towel rail. Also accessible from the landing. It is worth noting that an external door opens to a 'Juliet balcony', one of the idiosyncratic features remaining from it being a first floor opening of the original barn.



BEDROOM 2

A very large double bedroom again with vaulted ceiling and exposed king truss and rafters. Window to front elevation. A pull down loft ladder gives access to a storage mezzanine. To one corner a door provides access to the airing cupboard.



EN-SUITE BATHROOM

With panelled bath, shower above and screen, fitted furniture with inset wash hand basin and W.C., tiled surround and floor.



BEDROOM 3

Another sizable double bedroom with vaulted ceiling, exposed king truss, rafters and pull down ladder to a part mezzanine storage floor. Window to south elevation.



EN-SUITE SHOWER ROOM

With low level W.C., wash hand basin, shower cubicle, tiled floor.



BEDROOM 4

Vaulted ceiling, window to south elevation.



OUTSIDE

Standing proudly in the village centre, the property occupies an overall plot of around a quarter of an acre with plenty of parking and turning space. A run of former single storey barns/stores include store rooms, an office and open barn garaging. The house enjoys a southerly facing aspect with a garden directly to the rear with a small herb garden inspired by that of The River Café. A further secret garden lies beyond the outbuildings, a peaceful and private retreat with lawn, patio areas and attractive planting, together with raised vegetable garden and fruit trees.



REAR GARDEN



OUTBUILDINGS



OFFICE/GYM/ANNEX

Ideal as an office, potential annex, or indeed a gym with windows to both front and rear. Complete with a wash hand basin and cabinets, ideal to be used as a kitchenette, in addition to an en-suite shower room.



SECRET GARDEN





REAR VIEW



HEATING

The property has oil fired central heating to radiators.

GLAZING

The property has sealed unit double glazing to the majority of windows.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

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.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

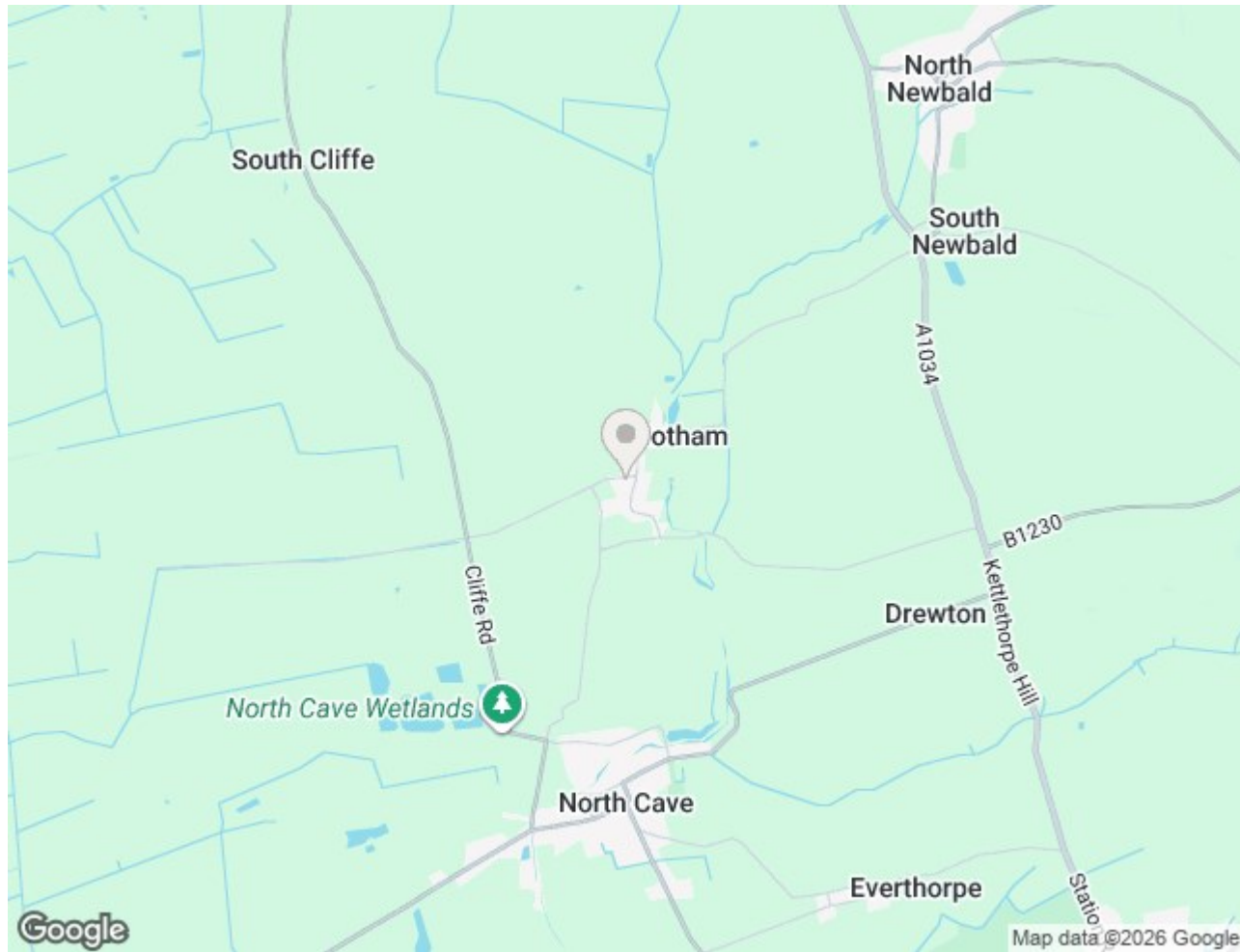
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

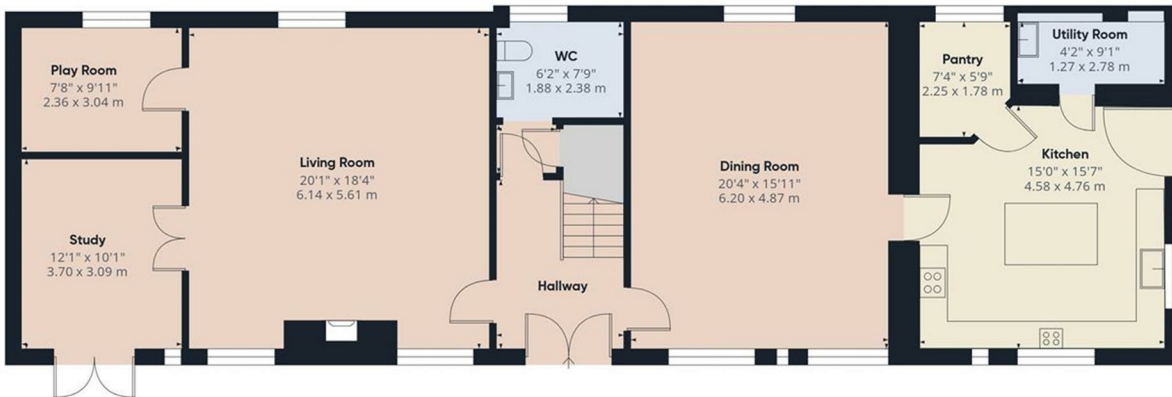
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Floor 0 Building 1

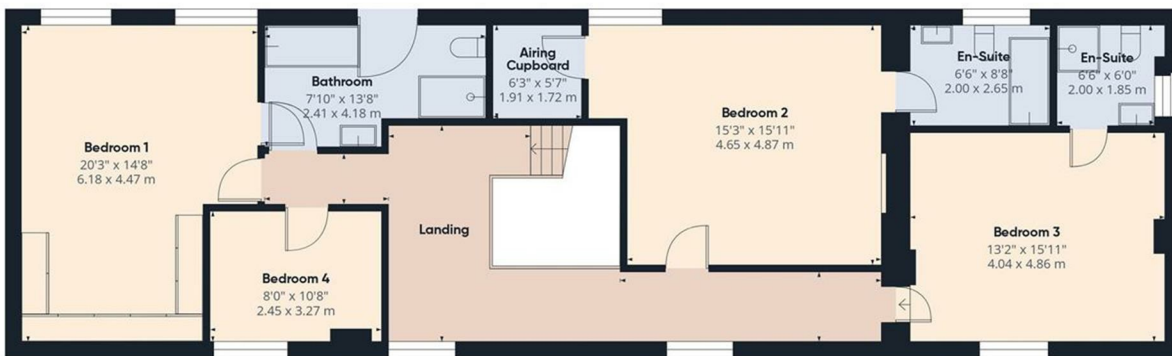


Approximate total area⁽¹⁾
1357 ft²
126.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

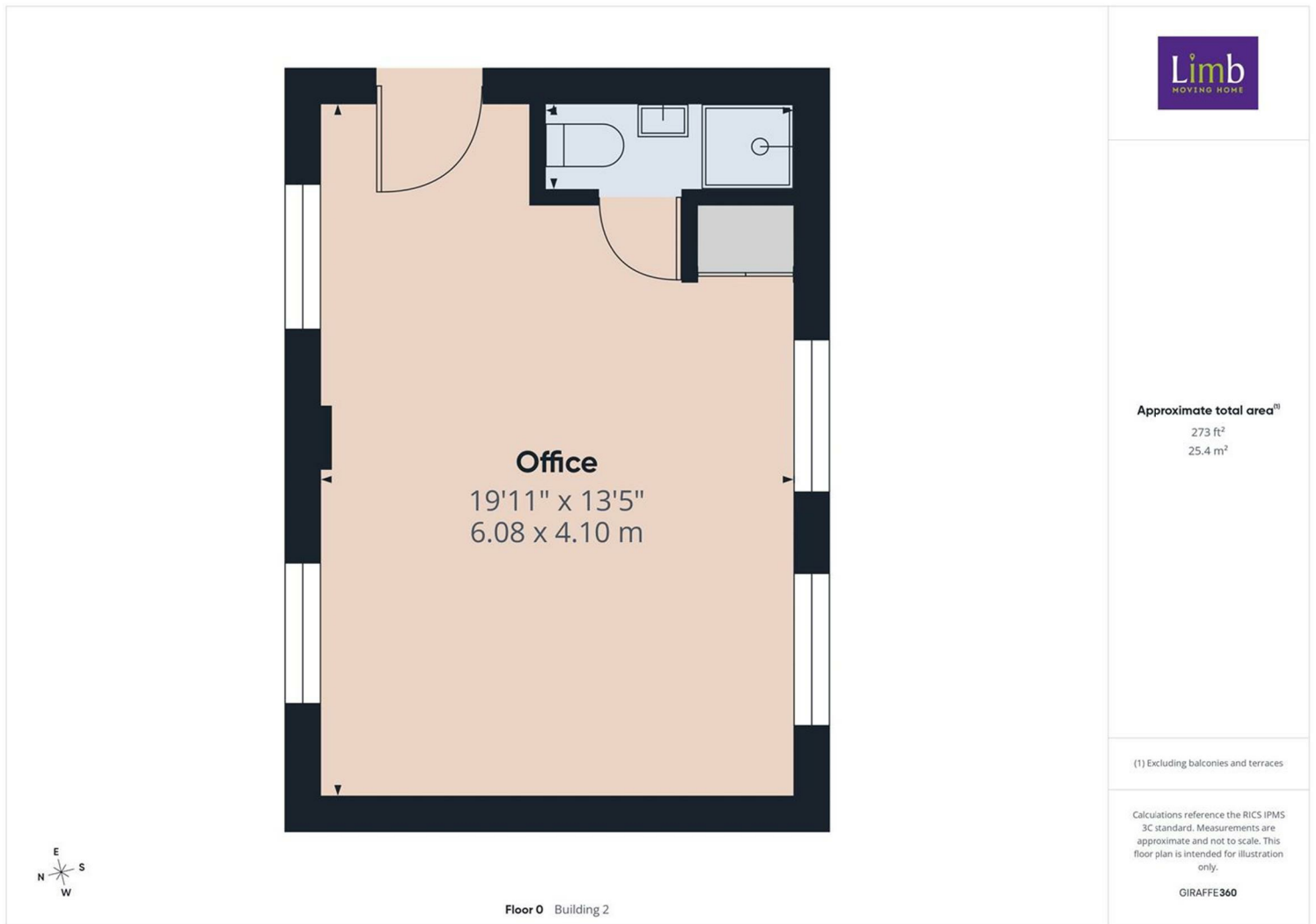
Approximate total area⁽¹⁾
1277 ft²
118.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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		
England & Wales	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		
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