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Matthew
Limb
MOVING HOME



South Farm Staddlethorpe Lane, Blacktoft, Goole, Yorkshire, DN14 7XT

- 📍 Period Property
- 📍 Versatile and Flexible Living
- 📍 Annexe and Outbuilding
- 📍 Countryside Views
- 📍 Approx 1/3 Acre Plot
- 📍 Unique Opportunity
- 📍 Council Tax Band D
- 📍 Freehold/EPC = D

£465,000

INTRODUCTION

Situated in the picturesque rural location of Blacktoft and enjoying open countryside views is this detached period property with annexe and outbuilding. The property offers a versatile range of accommodation with flexible living arrangements. The house is currently divided into two separate residences each with their own private access although could be reconnected should an incoming purchaser so wish. There is also a useful two storey outbuilding which has the potential for conversion (subject to appropriate planning permissions). The accommodation comprises an entrance vestibule, breakfast kitchen with appliances, rear lobby and utility, spacious lounge/diner with multi-fuel stove and doors opening out to the rear garden. There is also a cloaks/W.C. To the first floor are two double bedrooms with fitted wardrobes and a modern bathroom with four piece suite.

The annexe accommodation comprises a utility room, cloaks/W.C., modern dining kitchen, snug, three bedrooms and an en-suite bathroom.

The outbuilding is comprised of a garage, log/coal store, bike store plus workshop to the ground floor and two large rooms above.

The property occupies a plot of approximately 0.32 acres. There is a gravelled forecourt to the front providing good off street parking and leads to the side of the outbuilding to hard standing. There is a central courtyard and an extensive lawned garden to the rear.

LOCATION

The property is situated along Staddlethorpe Lane in open countryside approximately 3 miles south of Gilberdyke and 4 miles south of Junction 36 of the M62/A63 and approximately half a mile north of the village of Blacktoft. The nearby village of Gilberdyke lies some 18 miles to the west of Hull. With convenient access to the M62 junction 38 at North Cave, the village is ideally placed for access to the A63/M62 motorway network. Gilberdyke and the neighbouring village of Newport offer a good range of local shops, recreational facilities, amenities and schooling. There is a railway station in Gilberdyke which lies a short distance away.

DIRECTIONS

South Farm enjoys a pleasant situation with views over open countryside. From Gilberdyke, follow signs to the Railway Station. Proceed over the bridge heading south towards Blacktoft. The property is located approximately 2 miles from the bridge on the right hand side, identifiable by our Matthew Limb For Sale Board.

ACCOMMODATION - THE MAIN HOUSE

Residential entrance door to:

ENTRANCE VESTIBULE

With Slate floor and door to:



BREAKFAST KITCHEN

15'6" x 14'3" approx (4.72m x 4.34m approx)

Having a range of fitted base and wall units with marble style worksurfaces and matching central island. There is a moulded double sink and drainer and integrated appliances include a double oven, four ring hob and dishwasher. Slate floor, recessed downlighters and window to front elevation.



REAR LOBBY

With external access door to side

UTILITY

9'4" x 6'4" approx (2.84m x 1.93m approx)

With fitted units, sink with mixer tap, plumbing for automatic washing machine and space for tumble dryer. Window to side.



LOUNGE/DINER

21'6" x 13'11" approx (6.55m x 4.24m approx)

The living area has a multi fuel stove upon a granite hearth with oak mantle above. There is ample space for a dining table and chairs and double doors open out to the rear garden.



INNER HALL

With stairs to the first floor off, useful storage cupboard and understairs cupboard.

CLOAKROOM

8'3" x 6'0" approx (2.51m x 1.83m approx)

With low flush W.C. and wash hand basin. Tiled floor, window to rear.



FIRST FLOOR

LANDING

With storage cupboard and Velux window.



BEDROOM 1

15'4" x 14'3" approx (4.67m x 4.34m approx)

With fitted wardrobes and window to front elevation overlooking the countryside views.



BEDROOM 1 - VIEW



BEDROOM 2

13'10" x 13'8" approx (4.22m x 4.17m approx)

With fitted wardrobes, vanity sink and window overlooking the rear garden and open countryside views beyond.



BEDROOM 2 - VIEW



BATHROOM

With modern four piece suite comprising a shower enclosure, bath, vanity unit with wash hand basin and low flush W.C. Tiling to floor and walls, recessed downlighters, heated towel rail and window to side.



ACCOMMODATION - THE ANNEXE

Accessed from the courtyard a residential entrance door opens to:

UTILITY ROOM

11'10" x 5'4" approx (3.61m x 1.63m approx)

With fitted units, sink and drainer, plumbing for automatic washing machine, space for tumble dryer. Recessed downlighters.

CLOAKS/W.C.

With low flush W.C. and wash hand basin.

DINING KITCHEN

13'9" x 13'2" approx (4.19m x 4.01m approx)

Having a range of fitted units, one and a half sink and drainer, oven, hob with filter hood above. There is space for a fridge freezer and ample area for dining. A staircase leads up to the first floor. Window overlooking the rear garden.



SNUG

8'5" x 7'10" approx (2.57m x 2.39m approx)

Window overlooking the rear garden.



FIRST FLOOR

LANDING

BEDROOM 1

13'7" x 9'0" approx (4.14m x 2.74m approx)
With fitted wardrobes and window overlooking the rear garden and open views beyond.



EN-SUITE BATHROOM

With four piece suite comprising a shower enclosure, bath, vanity unit with wash hand basin and low flush W.C.



BEDROOM 2

10'6" x 6'1" approx (3.20m x 1.85m approx)
Window overlooking the rear garden.



BEDROOM 3

8'2" x 6'0" approx (2.49m x 1.83m approx)
Window overlooking the courtyard.

OUTBUILDING

The outbuilding comprises of a garage with automated roller door to the front. There is a log/coal store plus workshop to the rear. There is also a bike store. Stairs lead up to the first floor where there are two further rooms ideal as a home office/gym or full conversion subject to appropriate planning permissions.



OUTSIDE

To the front of the property is a gravelled driveway providing excellent off street parking and leading to the side of the garage to hardstanding.

The lovely rear garden is mainly lawned with a patio area and hedged boundaries.



COURTYARD



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

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

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

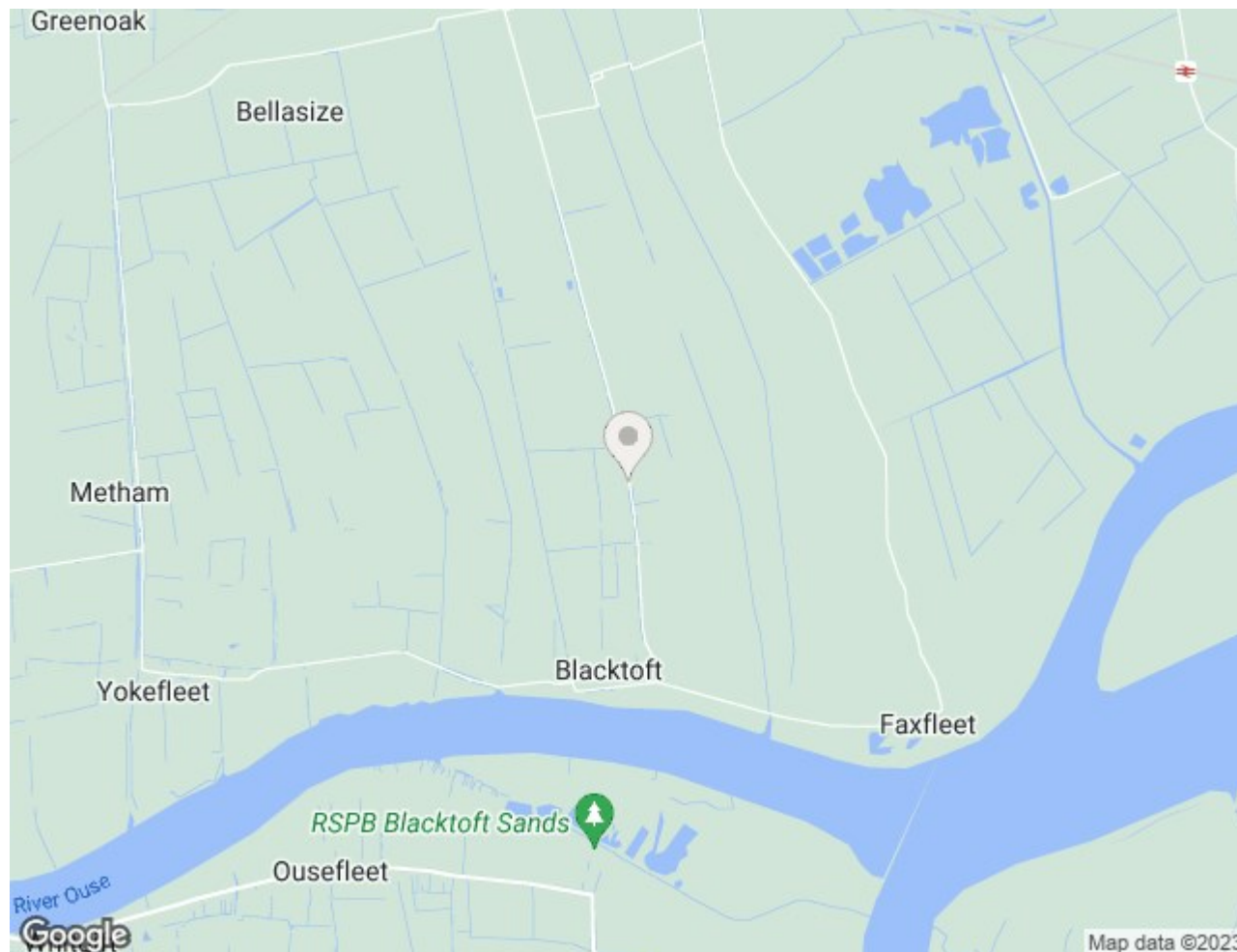
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

VALUATION SERVICE

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.



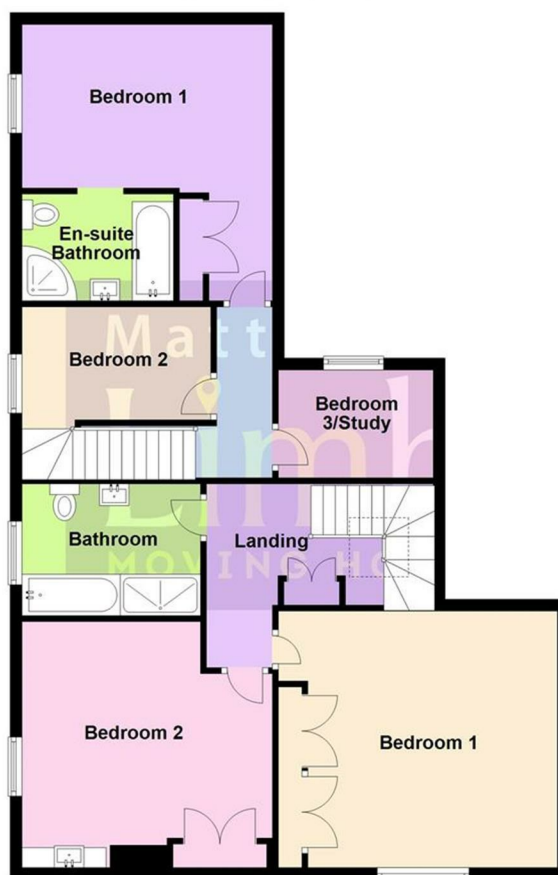
Ground Floor

Approx. 104.1 sq. metres (1120.4 sq. feet)



First Floor

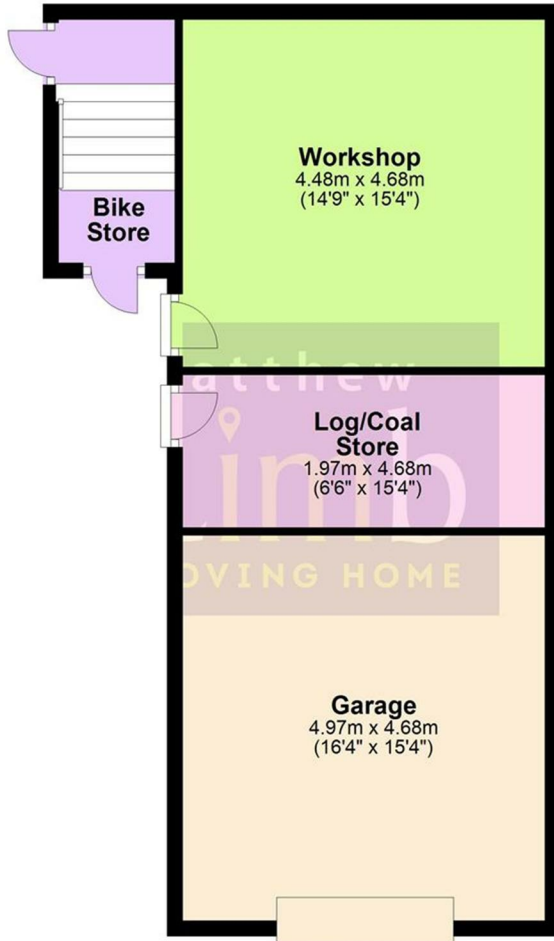
Approx. 92.7 sq. metres (998.0 sq. feet)



Total area: approx. 196.8 sq. metres (2118.4 sq. feet)

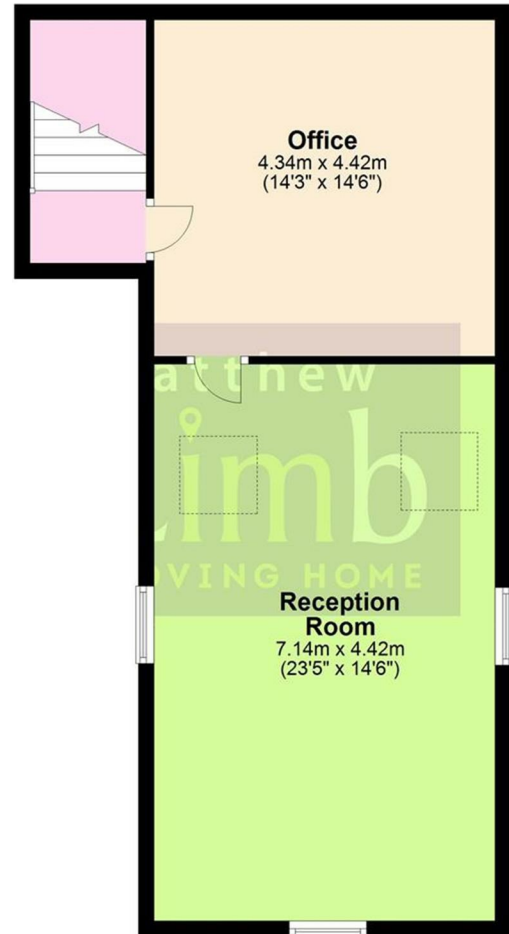
Ground Floor

Approx. 59.4 sq. metres (639.9 sq. feet)




First Floor

Approx. 56.2 sq. metres (604.4 sq. feet)



Total area: approx. 115.6 sq. metres (1244.3 sq. feet)

Energy Efficiency Rating

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

Environmental Impact (CO₂) 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		
England & Wales	EU Directive 2002/91/EC	