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**Limb**  
MOVING HOME



## *The Granary High Hunsley, Cottingham, East Yorkshire, HU20 3UR*

- 📍 Barn Conversion
- 📍 Beautifully Appointed
- 📍 Around 4,000sq.ft.
- 📍 Council Tax Band = G
- 📍 5 Beds/4 Baths
- 📍 3.7 Acres
- 📍 Rural Location
- 📍 Freehold/EPC = C

*Guide Price £1,000,000*

## INTRODUCTION

Inviting Offers Between £1,000,000 to £1,100,000.

This amazing barn and former granary conversion provides the very best of modern living with superlative accommodation extending to around 4,000sq.ft. Overall the grounds and plot are approximately 3.7 acres including approx. 3 acres which would be ideal as paddock. The property was created, along with its adjoining neighbour, around 18 years ago by a well renowned local developer who specialises in barn conversions and high end new builds. The result is spectacular and has been further enhanced and extended at significant cost by the current owners who have loved the house since they moved in. Unique in its layout, which is depicted on the attached floorplan, the property provides extremely flexible accommodation and affords everything a growing family could need from its series of reception rooms to the fabulous open plan dining kitchen which is the hub of the house. Beautifully appointed with high end fittings, this luxury home features five bedrooms including a wonderful principle suite with recently installed en-suite shower room. The property enjoys a formal garden to the south with an extensive paved terrace, lawn and ornamental borders. A driveway provides parking and access to the double garage. Across the driveway lies a further paved entertaining patio ideal for enjoying some spectacular sunsets and it looks across paddock land, currently divided into approx. 0.5 acre play area and a further fenced paddock of over 2 acres. In all, a simply stunning home of which a viewing is essential to fully appreciate the appeal and quality on offer.

## LOCATION

Beverley - 6 miles approx.

Little Weighton - 2 miles approx.

Cottingham - 7 miles approx.

Hull - 15 miles approx.

York - 26 miles approx.

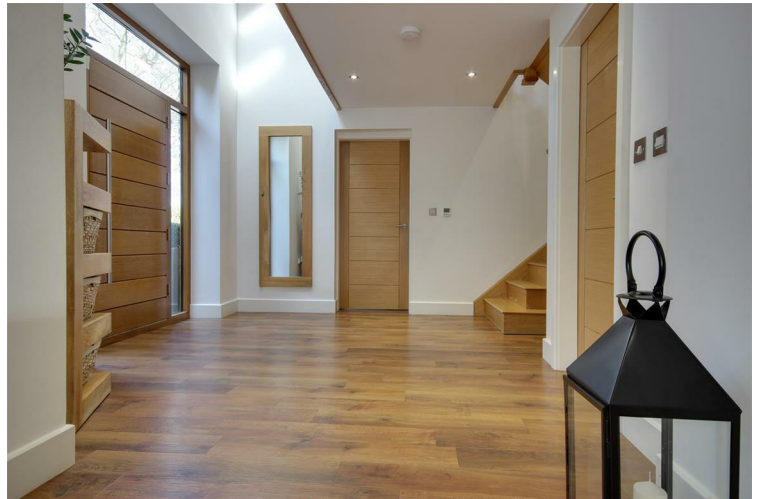
High Hunsley is a small hamlet in the Yorkshire Wolds which is situated some 6 miles south west of Beverley and two miles north west of Little Weighton. It enjoys a rural position yet has two close neighbours. Quick access can be gained towards Beverley through Walkington or in a westerly direction towards the A63/M62 motorway network. A good range of shops and amenities are to be found within a five mile radius.

## ACCOMMODATION

An impressive oak entrance door opens to the entrance hallway.

## *ENTRANCE HALLWAY*

An impressive hallway with part galleried landing above. An oak staircase leads up to the first floor.



## *CLOAKS/SHOWER ROOM*

With stylish suite comprising low level W.C., wash hand basin, shower area, tiling to the walls and floor.



## BEDROOM 5

16'7" x 13'6" approx (5.05m x 4.11m approx)

With two windows to the front elevation. Situated close to the shower room therefore would be ideal as a fifth bed/guest bed or alternatively as an additional reception room.

## CLOAKS/W.C.

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

## MAIN RECEPTION

22'5" x 16'3" approx (6.83m x 4.95m approx)

Overlooking the rear garden with double doors leading out to the terrace. Beautiful wood floor.



## LIVING ROOM

15'8" x 17'2" approx (4.78m x 5.23m approx)

A stunning room featuring a stone fireplace with inset log burner. There is wood flooring, double doors open out to a side patio and a stone edged archway provides access through to the garden room.



## *GARDEN ROOM*

16'3" x 17'2" approx (4.95m x 5.23m approx)

Overlooking the garden to the south with two sets of bi folding doors providing access out to the terrace. Part vaulted ceiling with sky lights.



## *DAY ROOM*

19'4" x 16'3" approx (5.89m x 4.95m approx)

A range of fitted cupboards run to one wall with wall mounted TV point. Windows overlooking the rear garden with access door out to the terrace.



## *DINING KITCHEN*

30'9" x 16'6" approx (9.37m x 5.03m approx)

A stunning space with the kitchen having superb range of contemporary units, beautiful marble surfaces, integrated Siemens microwave, coffee machine, twin ovens, induction hob and ceiling mounted extractor hood above, dishwasher and fridge freezer. There is an undercounter sink with instant hot water tap, window overlooking the rear garden and external access door leading out. There is beautiful wood flooring and throughout.



## *KITCHEN AREA*



## DINING AREA



## CLOAK ROOM

11'8" x 8'6" approx (3.56m x 2.59m approx)  
Having an extensive range of fitted cupboards.

## PREP KITCHEN

11'8" x 10'0" approx (3.56m x 3.05m approx)

With a range of handleless contemporary units, beautiful granite work surface, undercounter sink with mixer tap, wine chiller, washing machine, dryer and integrated fridge freezer.



## BOOT/WET ROOM

13'1" x 11'8" approx (3.99m x 3.56m approx)

With dog wash/shower to one corner, fitted cupboards, double doors opening out to a block set patio.

## FIRST FLOOR

### LANDING

The main landing is part galleried and provides access to the two wings of the first floor.

## PRINCIPLE SUITE

18'4" x 15'0" approx (5.59m x 4.57m approx)

With an extensive range of fitted contemporary wardrobes to two walls, air conditioning unit, Velux window.



## EN-SUITE SHOWER ROOM

Beautifully appointed featuring a large shower with rainhead and handheld shower system, wash hand basin with cabinet, concealed flush W.C., tiling to the walls and floor, matching cabinet and shelving heated towel rail.



## BEDROOM 2

17'5" x 15'8" approx (5.31m x 4.78m approx)

With window to the south. To one corner lies a "walk in" wardrobe with hanging and shelving facilities.



## EN-SUITE

With large "walk in" shower area with rainhead and handheld shower system, wash hand basin with cabinet and door to concealed W.C..



## BEDROOM 3

12'2" x 12'1" approx (3.71m x 3.68m approx)  
With window to the south.



## BEDROOM 4

10'5" x 12'8" approx (3.18m x 3.86m approx)  
Extending to 15'8" approx.  
Window to the south.



## BATHROOM

12'2" x 7'6" approx (3.71m x 2.29m approx)  
A beautiful bathroom with freestanding oval bath, wash hand basin, low level W.C. and "walk in" shower area, tiling surround and floor.

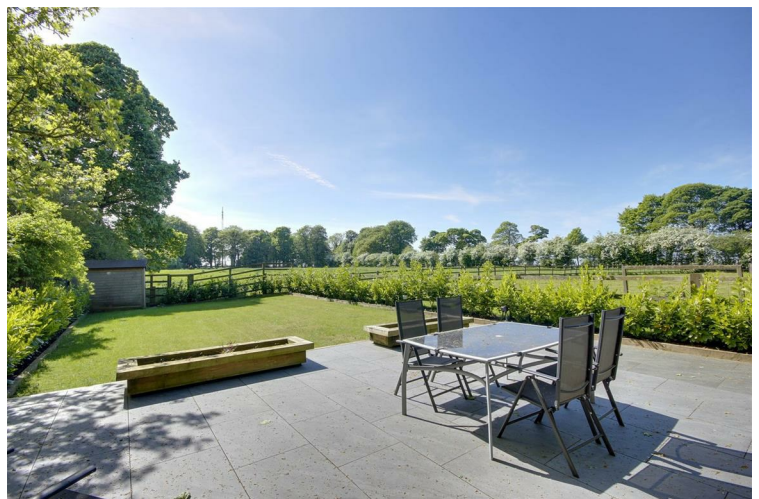


## OUTSIDE

The property enjoys a formal garden to the south with an extensive paved terrace, lawn and ornamental borders. A driveway provides parking and access to the double garage. Across the driveway lies a further paved entertaining patio ideal for enjoying some spectacular sunsets and it looks across paddock land, currently divided into approx. 0.5 acre play area and a further fenced paddock of over 2 acres.



## ENTERTAINING PATIO



## *REAR VIEW*



## *PADDOCK 1*



## *PADDOCK 2*



## HEATING

Heating is served by an oil fired boiler. It is underfloor to the ground floor and radiators to the upper floor. The majority of the house is served by the oil fired central heating with the remainder by electric underfloor mats.

## SERVICES

Electricity and water are connected. There is no gas connected to the property. Drainage is by way of a Klargester which is shared with one neighbour and has recently been serviced.

## DOUBLE GLAZING

Hard wood framed double glazing is installed.

## ADDITIONAL INFORMATION

The owner has installed a Starlink mast for high speed internet connection.

## 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.

## AGENTS NOTE

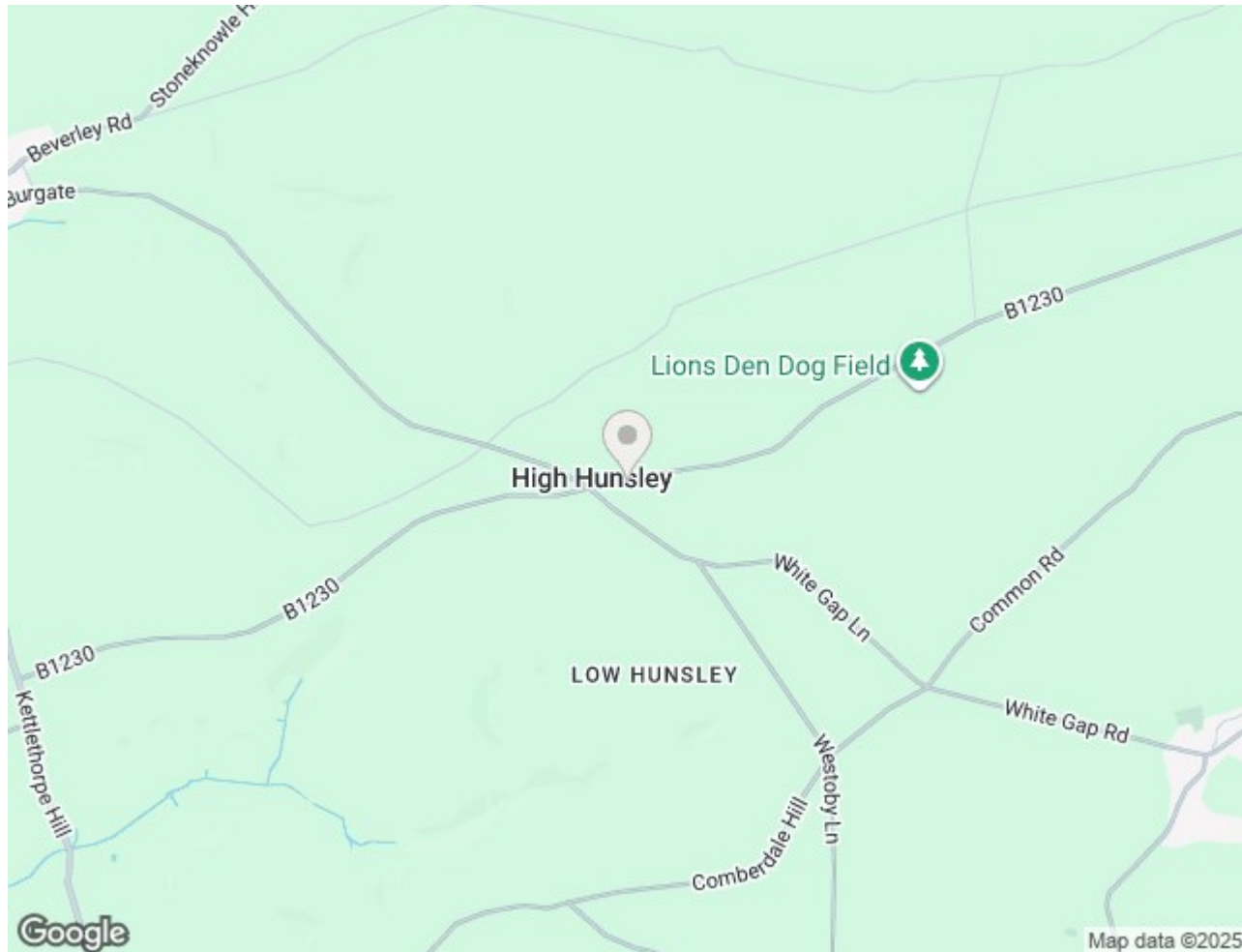
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.





## Energy Efficiency Rating

|                                             | Current                 | Potential                                                                         |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                         |                                                                                   |
| (92 plus) A                                 |                         |                                                                                   |
| (81-91) B                                   |                         |                                                                                   |
| (69-80) C                                   | 72                      | 77                                                                                |
| (55-68) D                                   |                         |                                                                                   |
| (39-54) E                                   |                         |                                                                                   |
| (21-38) F                                   |                         |                                                                                   |
| (1-20) G                                    |                         |                                                                                   |
| 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) A                                                     |                         |                                                                                     |
| (81-91) B                                                       |                         |                                                                                     |
| (69-80) C                                                       |                         |                                                                                     |
| (55-68) D                                                       |                         |                                                                                     |
| (39-54) E                                                       |                         |                                                                                     |
| (21-38) F                                                       |                         |                                                                                     |
| (1-20) G                                                        |                         |                                                                                     |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                     |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |  |