



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Bramhill Barns Greens Lane, Hull, Yorkshire HU12 9BG**

### **£3,400**

AVAILABLE NOW!

RARE OPPORTUNITY TO RENT AN EXCEPTIONAL CONVERTED BARN - SITTING IN 2 1/4 ACRES WITH EXTENSIVE GARDENS.

The property is situated on the outskirts of the delightful east Hull village of Burton Pidsea which is close to well regarded schools and only a short drive away from the market town of Hedon which is home to a host of local amenities including a supermarket, several restaurants and public houses. The main residence boasts six bedrooms, four bathrooms and four reception rooms. The property sits amongst a plot roughly 2 1/4 acres in size with extensive and beautiful gardens to the side and rear with a grand entrance, gravelled for off-street parking and a carport at either side.

There is a one week holding deposit on the property of £780 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £6800.

EPC - D  
Council Tax - A

CALL NOW TO TO BOOK A VIEWING ON THIS STUNNING PROPERTY!



## MAIN RESIDENCE

### GROUND FLOOR

#### ENTRANCE HALL

#### LIVING ROOM

19'5 max x 17'1 max (5.92m max x 5.21m max)

With log burning stove



#### CLOAK ROOM

#### DOWNSTAIRS WC

With low-level WC and pedestal handbasin

#### DINING ROOM

16'10 max x 13'7 max (5.13m max x 4.14m max)

With log burning stove



#### KITCHEN

19'7 max x 16'9 max (5.97m max x 5.11m max)

With a range of eye level and base level units with complementing work surfaces, Belfast sink unit, space for range style cooker, log burning stove



#### UTILITY ROOM

11'6 max x 11'2 max (3.51m max x 3.40m max)

With a range of eye level and base level units with complementing work surfaces, sink and draining unit, space for fridge – freezer, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer and door to rear garden



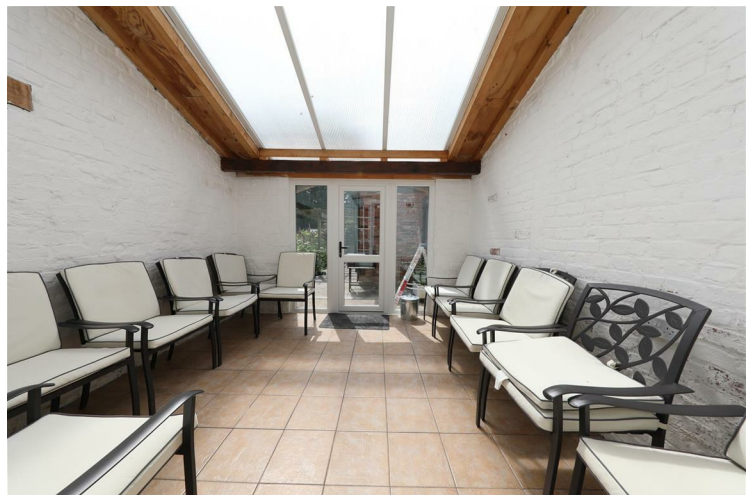
#### SNOOKER ROOM

34'8 max x 17'5 max (10.57m max x 5.31m max)



#### SUN ROOM

11'4 max x 10'10 max (3.45m max x 3.30m max)



#### UTILITY ROOM 2

With a range of eye level and base level units with complementing work surfaces and space for fridge – freezer

#### BOILER ROOM



## GARDEN ROOM

41'9 max x 16'3 max (12.73m max x 4.95m max)

With hot tub and sliding patio doors into the courtyard



## COURTYARD

The courtyard is mainly laid to lawn with a patio area and some mature shrubbery.



## FIRST FLOOR

### LANDING



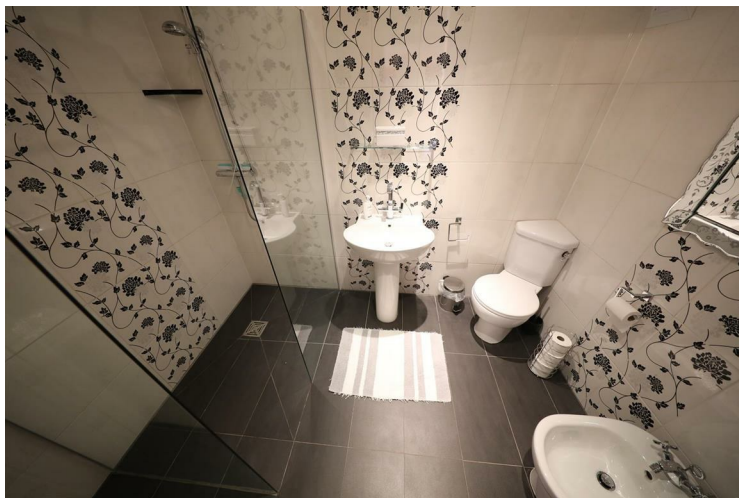
## BEDROOM 1

17' max x 16'11 max (5.18m max x 5.16m max)



## ENSUITE

with low-level WC, pedestal hand basin, shower cubicle with overhead shower, bidet, heated towel rail, floor to ceiling tiles



## BEDROOM 2

17'3 max x 13'9 max (5.26m max x 4.19m max)



## ENSUITE

With low-level WC, pedestal hand basin, shower cubicle with overhead shower, heated towel rail, floor to ceiling tiles.



## BEDROOM 3

11'1 max x 9'7 max (3.38m max x 2.92m max)





#### BEDROOM 4

12'3 max x 8'9 max (3.73m max x 2.67m max)



#### BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, heated towel rail, two storage cupboards, tiled to splash back areas



#### BEDROOM 5

12'8 max x 8'9 max (3.86m max x 2.67m max)



#### OUTSIDE

##### FRONT ENTRANCE

The property has gated access via Greens Lane. There is an extensive gravelled entrance way leading to the front of the property, which could be used for off-street parking, with a carport located on either side.



#### BEDROOM 6

12'9 max x 8'11 max (3.89m max x 2.72m max)



#### REAR GARDEN



### CENTRAL HEATING

The property has the benefit of dual central heating which is a mixture of gas and wood burning.

### DOUBLE GLAZING

The property has the benefit of double glazing.

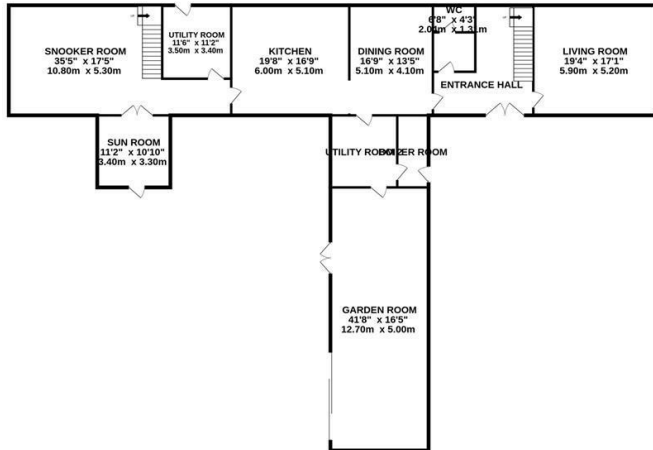
### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

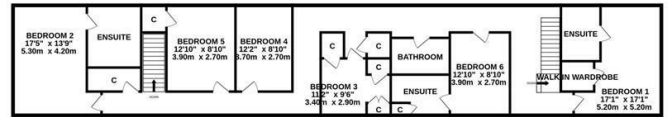
### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR  
2742 sq.ft. (254.7 sq.m.) approx.



1ST FLOOR  
1787 sq.ft. (166.0 sq.m.) approx.



TOTAL FLOOR AREA : 4528 sq.ft. (420.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 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	
England & Wales	EU Directive 2002/91/EC

