



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Appletree Barn Gallops View, Hull, HU11 5DL**

### **£685,000**

Welcome to Appletree Barn, an extraordinary contemporary four-bedroom detached family home nestled in the charming East Hull village of Long Riston. Beyond its discreet private drive, this property redefines modern living with its awe-inspiring features.

Upon entering, you're greeted by a Galleried Entrance and Vaulted Ceilings, setting the tone for the exceptional design throughout. The heart of this home is the remarkable 43-foot kitchen diner, boasting a grand central island and double bi-folding doors that seamlessly connect the indoors to the expansive garden. Four spacious double bedrooms, two with ensembles, and a well-appointed family bathroom offer ample comfort.

Appletree Barn includes convenient amenities like a utility room and downstairs WC and underfloor heating to the entire ground floor while an abundance of off-street parking and a double integral garage cater to your practical needs. The vast, private garden features decking, a patio, lush grass, and unobstructed views of open fields.

Built just six years ago, this immaculate property exudes a one-of-a-kind charm, with wooden beams and glass-fronted balconies overlooking the open-plan lounge. Natural light floods every corner, creating a truly stunning living experience. Don't miss the chance to witness the splendour of Appletree Barn in person.

**BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### LOUNGE

24'5 max x 26'7 max (7.44m max x 8.10m max )

a vast and grand living space with vaulted ceilings, wooden beams, an abundance of natural light, stairs to the upper balconies and a multi-fuel log burner



### KITCHEN/DINER

16'6 max x 43'8 max (5.03m max x 13.31m max )

A huge open plan kitchen diner with large sliding wooden doors to the lounge



### KITCHEN

with a range of eye level and base level units with complementing wooden work surfaces, central island with a double Belfast sink, integrated wine cooler and dishwasher, dual fuel Rangemaster oven and door to the utility room



### DINING

with double bi-folding doors to the patio and rear garden



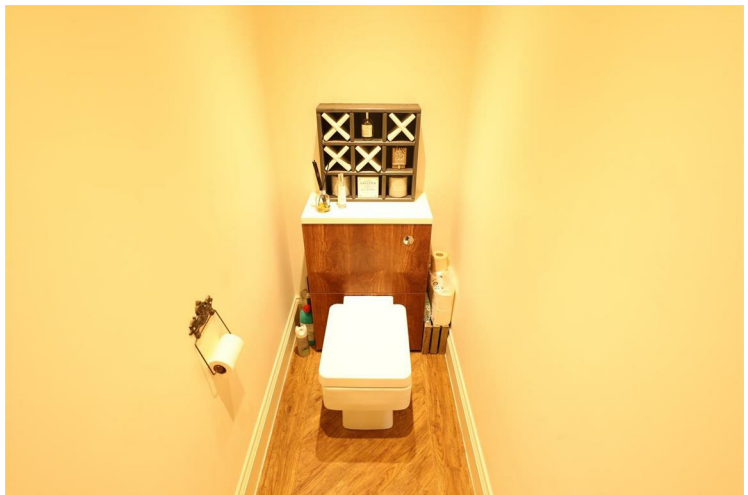
### UTILITY ROOM

with plumbing for washing machine, space for tumble dryer, stainless steel sink and drainer unit, low level unit and complementing wooden work surface



### DOWNSTAIRS WC

with low level WC



### BEDROOM THREE

15'3 max x 9'7 max (4.65m max x 2.92m max )

A good sized double bedroom with French doors to the rear garden





#### BEDROOM FOUR

15'3 max x 9'7 max (4.65m max x 2.92m max )  
another good sized double bedroom

#### BATHROOM

A spacious family bathroom with low level WC, pedestal hand basin, standalone bath with mixer tap and shower attachment and corner shower cubicle with overhead shower attachment



#### FIRST FLOOR

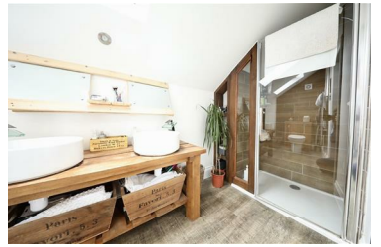
#### BEDROOM ONE

16'6 max x 21'7 max (5.03m max x 6.58m max )  
An excellent sized double bedroom with ensuite shower room



#### ENSUITE

with low level WC, his and her hand basins and walk in shower with overhead shower attachment



#### BEDROOM TWO

14'8 max x 21'7 max (4.47m max x 6.58m max )  
Another excellent sized double bedroom with ensuite shower room and French door balcony overlooking the garden

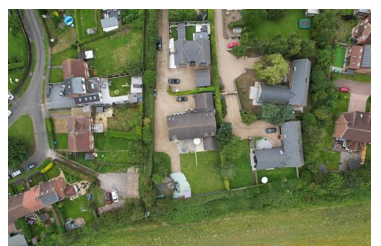


#### ENSUITE

with low level WC, his and her hand basins and walk in shower with overhead shower attachment



#### OUTSIDE





### INTEGRAL GARAGE

A double garage with electric door



### HEATING

The property has the benefit of a air source pump under floor central heating

### DOUBLE GLAZING

The property has the benefit of double glazing.

### COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band F

### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

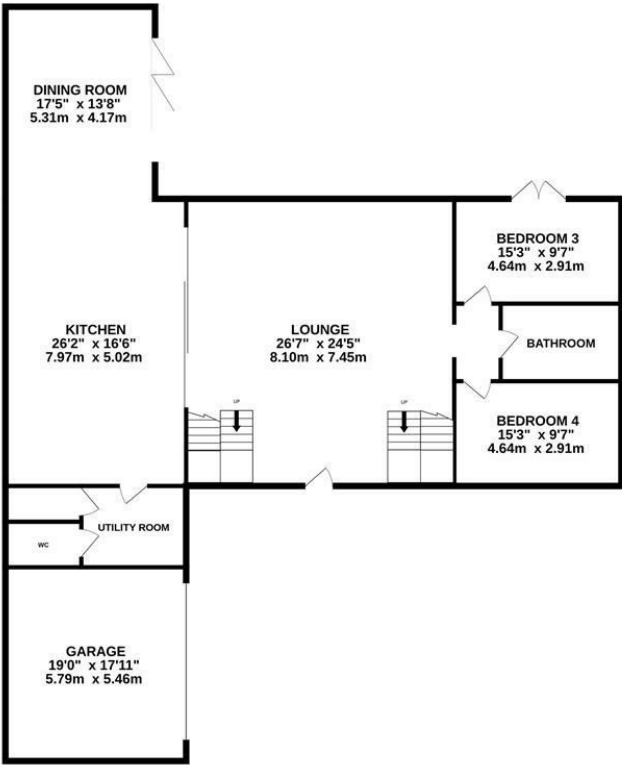
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### DISCLAIMER

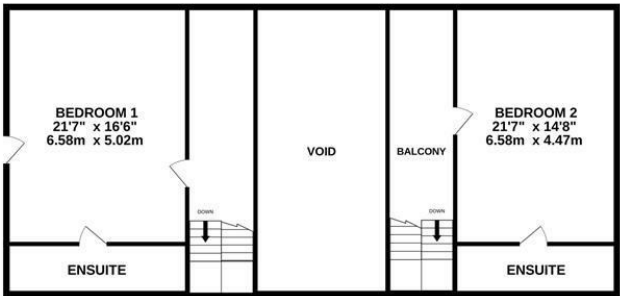
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.




GROUND FLOOR

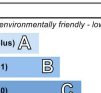


1ST FLOOR



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>		<b>82</b>	<b>88</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	