



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Buttercup Cottage Enholmes

£235,000

Farm

Patrington, HU12 0PR



£5,000 DISCOUNT FOR CONTRACTS EXCHANGED BY 30/06/20!
PLUS PONY PADDOCKS AVAILABLE!

BARN CONVERSION WITH GARDEN AND PARKING! New build barn conversion finished to a high specification with premium fixtures and fittings, recently completed, ready and available now for it's first owner. Located on this impressive grade II listed development on the rural outskirts of Patrington, this four bedroom home is one of just a few properties converted within the original Engine House, located at the entrance to the development. The property retains plenty of the building's original character with brick feature walls and exposed beams. With double glazing and gas central heating throughout the property comprises: entrance hall, ground floor WC, lounge, fitted kitchen with integrated appliances, open plan dining area, three first floor bedrooms, ensuite shower room and house bathroom with four piece suite, outside is a garden leading onto the car park. Contact us today to arrange a viewing.





Entrance Hall 6'6" x 10'2" (2.00 x 3.10)

A glazed front door leads into the entrance hall with stone tiled flooring and provides access into the cloakroom, lounge and kitchen.

Cloakroom 4'7" x 3'9" (1.40 x 1.15)

Ground floor WC with basin, tiled flooring, radiator and spot lights to the ceiling.

Lounge 20'0" x 14'5" (6.10 x 4.40)

Spacious living room with French doors opening to the side of the property and providing plenty of natural lighting. Two radiators, spot lights and beams to the ceiling, exposed brick feature walls and a tv point.

Kitchen 18'0" x 13'9" reducing to 7'6" (5.50 x 4.20 reducing to 2.30)

Contemporary cream gloss units with square edge work surfaces and tiled splash backs, housing an electric oven with five ring gas hob and extraction hood, 1.5 bowl sink and drainer with mixer tap, integrated washing machine, fridge freezer and space to house a washing machine. Spot lights and under counter lights, solar pipe, beams, tiled flooring, breakfast bar and a front facing window.

Dining Room 7'4" x 13'9" (2.25 x 4.20)

Open plan to the kitchen and with a glazed door to the lounge. Solar pipe, radiator and TV point.

Inner Hallway

Inner hallway with stairs rising to the first floor with a cupboard below.

Landing

Stairs rise onto the landing with a wooden balustrade, loft access and solar pipe.

Bedroom One 8'4" x 13'11" (2.55 x 4.25)

Double bedroom with a front facing window, radiator, TV point, spot lights and ensuite shower.

Ensuite 8'4" x 2'7" (2.55 x 0.80)

Three piece suite comprising alcove shower cubicle with mains fed shower, low level WC and basin. Tiled flooring and tiled walls, spot lights and a towel radiator.

Bedroom Two 12'5" x 11'5" (3.80 x 3.50)

Double bedroom with arched window to the side aspect, skylight, radiator, spot lights and TV point.

Bedroom Three 12'5" x 11'5" (3.80 x 3.50)

Double bedroom with arched window to the side aspect, skylight, radiator, spot lights and TV point.

Bedroom Four 16'8" x 8'10" (5.10 x 2.70)

With a sky light, TV point, spot lights, beams and radiator.

Bathroom 7'10" x 7'8" (2.40 x 2.35)

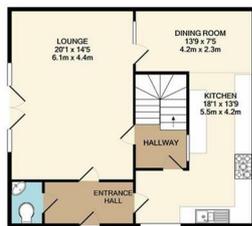
Modern white four piece bathroom suite comprising panelled bath, quadrant shower cubicle with mains fed shower, low level WC and pedestal wash hand basin. Tiled walls and tiled flooring, skylight, spot lights, towel radiator and extraction fan.

Outside

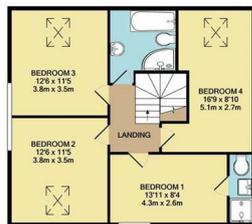
Outside is a laid to lawn garden with a paved pathway and enclosed by fenced boundaries with a gate opening to the parking area.

Agent Note

An annual service charge of £500 is payable to the Enholmes Farm management company to maintain the communal areas, street lighting and drainage system etc.



GROUND FLOOR APPROX. FLOOR AREA: 175 SQ.FT. (16.1 SQ.M.)

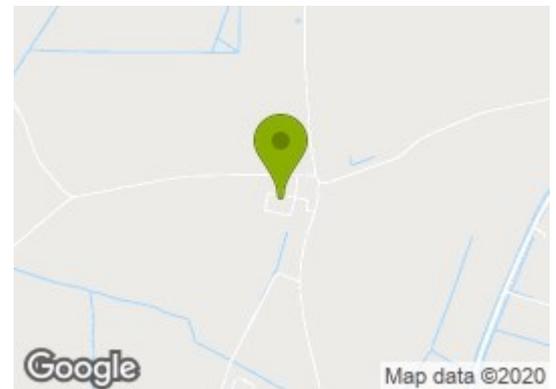


FIRST FLOOR APPROX. FLOOR AREA: 170 SQ.FT. (15.6 SQ.M.)

TOTAL APPROX. FLOOR AREA: 142 SQ.FT. (13.2 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan, measurements are taken on-site and may differ from the actual measurements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agent and mortgage lender have not been tested and no guarantee is given. Made with MyHome 12/2020

Area Map



Energy Efficiency Graph

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		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Council Tax band:TBC

Directions: Starting from our office head left onto Queen Street and follow the road through the town and out towards the village of Patrington. Upon entering the village continue on the road, past the fire station then turn left onto Humber Lane. Turn right onto Southside road then right again onto Enholmes Lane towards the development where the Engine House is the large building at the entrance of the development.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

