



The Granary

Price £375,000

Enholmes Farm Patrington



The Granary



This exceptional barn conversion has been developed to an extremely high specification combining all the mod cons of the 21st century in a smart contemporary style complementing the outstanding character of this listed building. Occupying a superb plot approaching 1/4 of an acre with open outlook to the peaceful countryside, providing overall accommodation of approximately 2600 sq ft with five bedrooms, four receptions, three bathrooms, exceptional kitchen and integral garage.

INTRODUCTION

The Granary is a superb barn conversion situated on the outer edge of the development; it offers unparalleled views out on to the estate with its own private drive and parking area.

ENTRANCE HALL

Bright entrance hall with wide entrance door and stone flagged flooring. Staircase off to side with turned balustrade.

CLOAKROOM/W.C.

Three-quarter tiled in stone effect porcelain, ceramic tile flooring complementing a two piece contemporary style white suite.

LOUNGE 9.6m x 4.0m

Large lounge area with two sets of French doors, original features throughout with full width windows taking full advantage of the delightful open aspect across farmland with views of Patrington Church. There is a rustic brick fireplace and pine flooring. Connecting door to the dining area and kitchen.



DAY ROOM/DINING ROOM 4.0m x 4.0m
 Fitted dresser unit to match the kitchen. French door and full width window taking full advantage of the views. Pine flooring and open plan to the kitchen.

KITCHEN

Fully equipped including a range of maple floor and wall cabinets with complementing granite effect worktops, inset ceramic single drainer one and a half bowl sink unit, Baumatic range gas oven with five ring gas hob with matching stainless steel cooker hood, integrated refrigerator and freezer plus dishwasher. Exposed beam ceiling.

UTILITY ROOM

With a smart range of light woodgrain effect floor and wall cabinets with complementing worktops, single drainer sink unit and plumbing for automatic washing machine.

BOILER ROOM

Housing the LPG gas fired central heating boiler unit and electric hot water cylinder.

INNER HALL

Giving internal access to the garage. With under stairs storage cupboard.

DINING ROOM 4.1m x 3.0m

Separate room which could be used for dining | or as a separate study/snug or further bedroom

SITTING ROOM 5.4m x 4.5m

Another good sized room which could be used for dining or as a separate study/snug or further bedroom.

FIRST FLOOR

LANDING

Light bright open space leading to all bedrooms and bathrooms. Featuring the original wooden roof beams.

MASTER BEDROOM

5.61m(18'5") x 4.75m(15'7") max L-shaped, narrowing to 12'6". Featuring the original ceiling beam and exposed brick walling.



EN-SUITE SHOWER ROOM

Fully tiled complementing a smart contemporary style white suite comprising shower cubicle, pedestal wash hand basin and low level w.c. Ceramic tile flooring.

BEDROOM 2

All bedrooms have original features with wooden beams running throughout the development.

BEDROOM 3 3.9m x 3.0m

With original period cast iron grate fireplace.

BEDROOM 4 3.9m x 3.0m

BEDROOM 5 3.4m x 2.8m

FAMILY BATHROOM

Large sized family bathroom. Fully tiled in smart stone effect porcelain complementing a four piece contemporary style white suite comprising corner bath, independent shower cubicle, pedestal wash hand basin with stainless steel framed mirror and shelving and low level w.c.

OUTSIDE

The property is approached via a small private road servicing three properties leading through a five bar farm style gate to the Granary's private gravel driveway which extends to the side and the rear of the property to a parking area in front of the integral wooden door garage. The front garden is mainly lawned and has a private access to the rest of the development. The rear garden is mainly lawned, bordered by timber fencing.

INTEGRAL GARAGE 5.4m x 3.1m

With double wooden doors.



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