

**Rye House, Enholmes Lane, Patrington, Hull, HU12 0PR**

**Asking Price £235,000**

A FINE OPPORTUNITY TO PURCHASE A STUNNING READY TO MOVE INTO PROPERTY SET WITHIN THIS MOST ATTRACTIVE GRADE II LISTED EXCLUSIVE DEVELOPMENT SIUTATED IN A WONDERFUL RURAL LOCATION ON THE OUTSKIRTS OF THE THRIVING VILLAGE OF PATRINGTON. HAVING BEEN RECENTLY COMPLETED THE PROPERTIES RANGE FROM TWO BEDROOM COTTAGES TO FOUR BEDROOM BARN CONVERSIONS WITH PRICES VARYING FROM £159,500 TO £235,000. CONTACT BEERCOCKS FOR FULL DETAILS.



**Location:** Patrington is a small country village approximately 17 miles to the east of Kingston Upon Hull between the market town of Hedon and Withernsea where a range of amenities and shopping facilities are available.

**Accommodation:** The property is arranged on two floors and briefly comprises as follows:

**Hallway:** Accessed via a glazed wooden entrance door leading into the hallway with stairs to the first floor, stone tiled flooring, spotlights, radiator and exposed beams to the ceiling. Access to the kitchen and lounge.

**Cloakroom:** With w.c., wash hand basin, spotlights, stone tiled flooring, extractor fan and radiator.

**Lounge:** 13'1" x 17'3" (4m x 5.26m) With exposed beams to the ceiling, brick feature wall, spotlights, radiator, TV point, glazed door leading to the garden and further glazed door with side panels to the hallway.

### Kitchen/Diner

**Kitchen Area:** 13'1" x 8'2" (4m x 2.5m) Fitted with a range of wooden units with white work surfaces, one and a quarter bowl ceramic sink with drainer and mixer tap, built-in electric oven and five ring gas hob with stainless steel and glass extractor hood, integrated fridge,



freezer and dishwasher, space for integrated washer/dryer, stone tiled flooring, spotlights, beams to the ceiling, radiator, internal window to the hallway and sun tunnel roof lights.

**Dining Area:** 11'8" x 13'1" (3.56m x 4m) With glazed door to the hallway.

### First Floor

**Landing:** With skylights and loft hatch.

**Bedroom 1:** 11'10" x 11'10" (3.6m x 3.6m) With spotlights, original beams to the ceiling, TV point, radiator and window to the front aspect.

**En-suite:** 5'9" x 8' (1.75m x 2.44m) With a three piece white suite comprising corner shower cubicle with mains shower, low level w.c. and pedestal wash hand basin, tiled walls, wood effect tiled flooring, radiator, spotlights and extractor fan.

**Bedroom 2:** 15'3" x 11' (4.65m x 3.35m) With two skylight windows, spotlights, radiator and TV point.

**Bedroom 3:** 13'1" x 9'6" (4m x 2.9m) With two skylight windows, spotlights, radiator and TV point.



**Bedroom 4:** 11'10" x 9'10" (3.6m x 3m) With spotlights, original beams to the ceiling, TV point, radiator and window to the front aspect.

**Bathroom:** 9'4" x 13'7" (2.84m x 4.14m) Fitted with a luxurious white four piece suite comprising large shower cubicle with mains shower, panelled bath, low level w.c. and pedestal wash hand basin, fully tiled walls, wood effect tiled flooring, chrome towel radiator and skylight.

**Outside:** There is a lawned garden with paved footpath leading to the car park.

**Agents Note:** An annual service charge of £500 is payable to the Enholmes Farm Management Company to maintain the communal areas and street lighting etc.

**Fixtures & Fittings:** Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

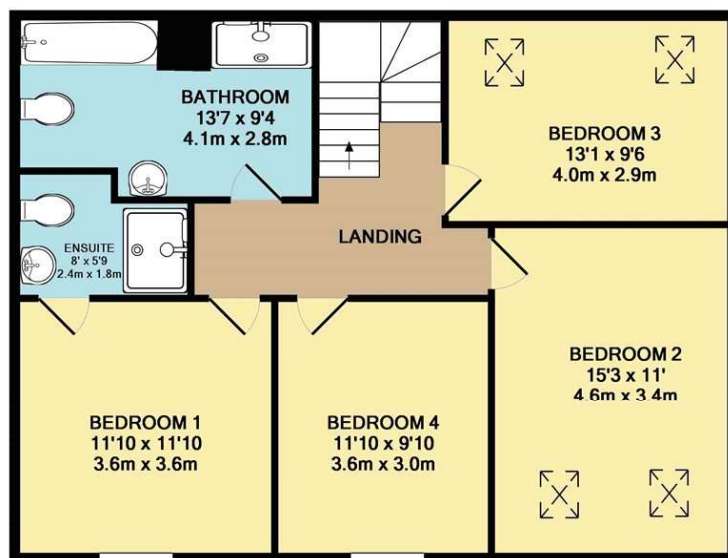
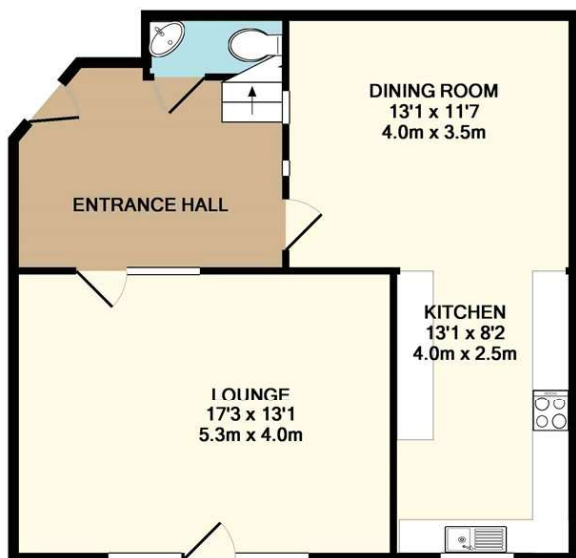
**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Viewings:** Strictly by appointment with the sole agents.



**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hedon office on 01482 891234. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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RYE HOUSE, ENHOLMES LANE, PATRINGTON, HULL, HU12 0PR  
TOTAL APPROX. FLOOR AREA 1417 SQ.FT. (131.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## HEDON

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