



Main Street, Broomfleet, HU15 1RJ
£350,000


**Philip
Bannister**
Estate & Letting Agents

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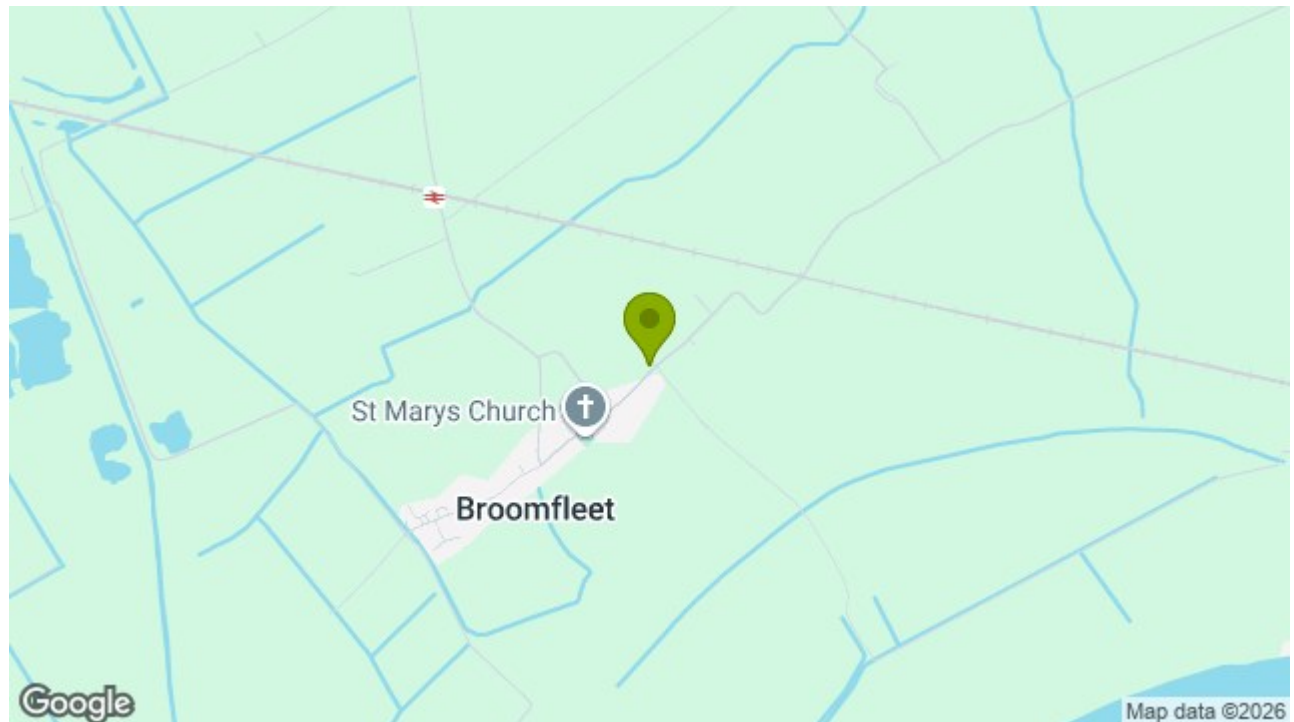
Key Features

- NO CHAIN
- Detached Farmhouse
- 3 Bedrooms + 2 Reception Rooms
- Set Within Extensive Grounds
- Adjoining Stables & Hayloft Perfect For Conversion (STPC)
- Various Outbuildings
- Fabulous Views Of Open Countryside
- Gated Driveway
- Council Tax = A
- EPC = F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Offered to the market with no onward chain, this detached farmhouse is set within extensive grounds and enjoys fabulous far-reaching views across open countryside. The three-bedroom home presents a superb opportunity for a purchaser to create a truly exceptional residence, with accommodation currently comprising two formal reception rooms, a kitchen, rear hallway, three bedrooms and a bathroom.

The property is further enhanced by an adjoining double stable and hayloft, which could be incorporated into the main accommodation (STPC) to form a striking open-plan kitchen/living space. A range of outbuildings and a workshop provide excellent storage and further potential, while a gated driveway offers extensive off-street parking. The grounds wrap around the property and include formal gardens, areas of grassland, and a section of farmland, creating a superb rural setting.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

HALLWAY

Allowing access to the rear of the property through a residential entrance door, the hallway features a staircase leading to the first floor.

KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashbacks. There is a stainless steel sink unit, integrated oven, hob and extractor hood, space for a dishwasher and washing machine. There are windows to two elevations and a built-in cupboard.

LOUNGE

A front facing reception room with timber beams to the ceiling and windows to two elevations. There is a feature fireplace and a door leading from the front of the property.

SITTING ROOM

A second front facing reception room with exposed timber beams to the ceiling, a window to the front elevation and a feature fireplace.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with a window to the front elevation.

BEDROOM 2

A second double bedroom with a window to the front elevation.

BEDROOM 3

A good sized third bedroom with a timber beam to the ceiling and a window to the side elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, tiled inset and electric shower over. There is a wall mounted illuminating mirror, a window to the side elevation and access to a cupboard housing the hot water cylinder.

OUTSIDE

The property stands within extensive grounds, predominantly extending to the front, side and rear. The land comprises a combination of formal gardens to the front, areas of grassland and a section of farmland. To the rear of the house, a gated gravel driveway provides ample off-street parking.

STABLES & HAYLOFT

Attached to the property are two interconnecting stables, each with its own stable door and benefitting from light and power. A timber staircase/ladder provides access to a first-floor hayloft. Offering excellent potential, the building could be ideally suited for conversion into additional living accommodation, such as a kitchen, subject to the necessary consents.

OUTBUILDINGS

Situated opposite the property, across the driveway, is a substantial range of outbuildings offering a variety of potential uses. At one end is a double open-fronted cart shed, together with a larger workshop and four useful stores.

GENERAL INFORMATION.

SERVICES - Mains water, electricity and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a electric storage heaters.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames

COUNCIL TAX -From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

BOUNDARIES

Please note that the property is being sold subject to a proposed alteration to the existing boundary line. The revised boundaries have been marked out on site and will be formally amended by the Vendors prior to, or during, the conveyancing process. Further details and updated plans will be made available to interested parties and their solicitors as part of the sale documentation.

OVERAGE CLAUSE

The property is being sold subject to a 10-year overage agreement from the date of completion. Should planning permission be granted for one or more additional dwellings on the site during this period, the seller will be entitled to receive 50% of any uplift in land value attributable to that permission. The overage provisions will bind



successors in title. Full details are available on request and will be incorporated within the legal documentation.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of

your valuable time could save a lot of money over the period of the Mortgage. Professional 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.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to

capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200; Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







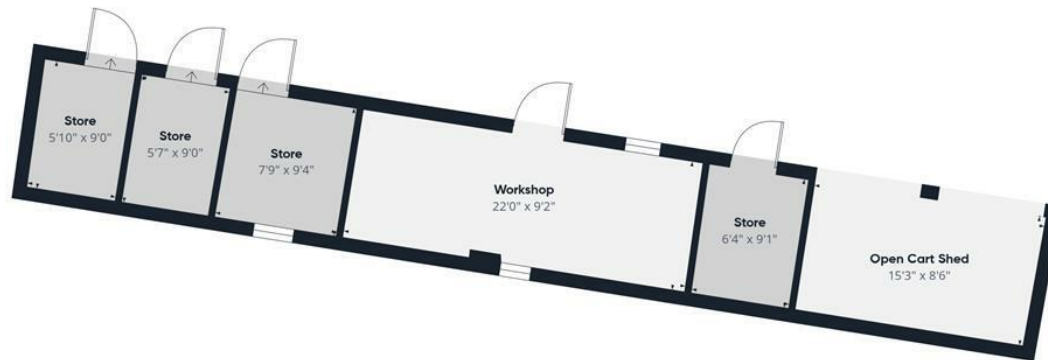




Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

2089 ft²

Reduced headroom

59 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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