

Station Road, Newland, DN14 7XD

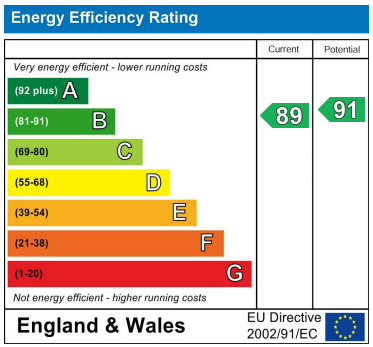
Price Guide £550,000

Philip Bannister

Station Road, Newland, DN14 7XD

Key Features

- GUIDE PRICE: £550,000 - £600,000
- Substantially Extended And Beautifully Refurbished Detached Bungalow
- Separate Detached Annex With Kitchen, Wet Room, Lounge/Diner And Double Bedroom
- Three Double Bedrooms Including Two En-Suite Bedrooms
- Impressive Dining Kitchen With Part-Vaulted Ceiling And Central Island
- Spacious Lounge With Dual-Aspect Fireplace And Separate Snug
- Beautifully Landscaped Gardens Adjoining Open Farmland With Fabulous Views
- Gated Driveway Providing Ample Parking Plus Garage/Store
- Solar System With Battery Storage Providing Enhanced Energy Efficiency
- Council Tax = E / EPC = B



GUIDE PRICE: £550,000 - £600,000 - AN EXCEPTIONAL DETACHED BUNGALOW WITH A FURTHER DETACHED ANNEX, BEAUTIFULLY REFURBISHED AND EXTENDED TO CREATE A VERSATILE FAMILY HOME WITH LANDSCAPED GARDENS AND FAR-REACHING COUNTRYSIDE VIEWS

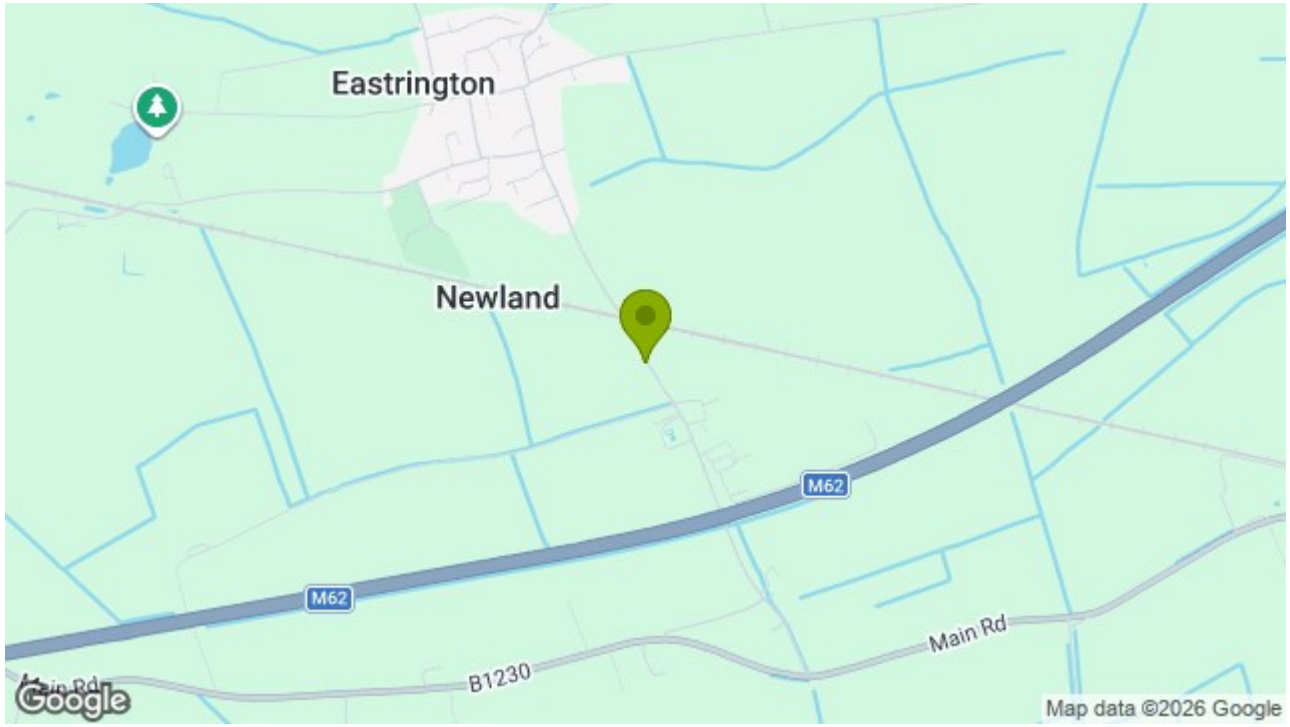
This exceptional detached bungalow has been transformed by the current owners and is now virtually unrecognisable from the property they originally purchased. Substantially extended and refurbished, it has been thoughtfully redesigned to create an impressive family home offering spacious, versatile accommodation with a wonderful connection to the surrounding countryside.

The principal bungalow comprises a welcoming entrance hall, spacious lounge with dual-aspect fireplace and an opening into the impressive dining kitchen. Featuring a part-vaulted ceiling, central island and integrated appliances, this superb room forms the heart of the home. There is also a separate snug, three double bedrooms and excellent bathroom facilities. Bedroom one benefits from an adjoining dressing room and en-suite with freestanding bath, whilst bedroom two has an en-suite shower room. A further four-piece family bathroom completes the accommodation.

A particular feature is the separate detached annex, positioned within the rear garden and offering a kitchen, wet room, lounge/diner and double bedroom. This versatile space could provide excellent accommodation for dependent relatives, older children or guests, or work exceptionally well as a home office or independent living space.

The landscaped rear gardens adjoin open farmland and enjoy fabulous views across the surrounding countryside. Enclosed by a walled perimeter, the gardens feature attractive lawns and sleeper planters, creating a lovely setting for outdoor relaxation and entertaining.

To the front, a gated driveway provides ample parking, with a useful garage/store. The property also benefits from a solar system mounted to the annex with battery storage, providing an energy-efficient addition.




Meadow
View







THE BUNGALOW

ACCOMMODATION
The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessed through a composite entrance door, the entrance hall provides access to the principal rooms of the property and features attractive wooden flooring throughout.

LOUNGE
An attractive and naturally light reception room, with sliding patio doors providing direct access to the rear garden. A feature brick chimney breast houses a double-aspect gas fire, while the wooden flooring continues throughout. There are openings to:

DINING KITCHEN
A fabulous open and versatile space, set beneath a part-vaulted ceiling with Velux rooflights to three sides, creating a light and airy environment. The kitchen is fitted with a comprehensive range of sleek base units, complemented by contrasting Quartz worksurfaces and matching upstands. There is a recessed sink unit with mixer tap positioned beneath a window to the front elevation.

Integrated appliances include a double oven with warming drawer, fridge, freezer and dishwasher. A contrasting island features an overhanging Quartz worksurface with breakfast bar, together with a four-ring hob and modern retractable extractor.

To the opposite end of the kitchen there is ample space for a dining table and chairs. A tiled floor runs throughout, while sliding doors provide access to the rear garden.

SNUG
A versatile and cosy room, featuring a window to the front elevation and a continuation of the wooden flooring.

BEDROOM 1
A generous double bedroom with recessed fitted wardrobes, solid wood flooring and a window overlooking the rear elevation.

DRESSING ROOM
Located off Bedroom 1, the dressing room is fitted with a range of open-front wardrobes incorporating hanging rails and shelving. A window to the rear overlooks the garden and open farmland beyond, while wooden flooring continues throughout.

EN-SUITE
A luxuriously appointed en-suite fitted with a wall-hung vanity basin with fixed storage unit, WC and fabulous freestanding bath with designer mixer tap. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

BEDROOM 2
A second double bedroom with a window to the front elevation, wooden flooring and access to:

EN-SUITE
An impressive en-suite fitted with a wall-hung wash basin and storage unit, concealed-cistern WC and walk-in shower enclosure with thermostatic shower. There is tiling to the walls and floor, a heated towel rail and a window to the side elevation.

BEDROOM 3
A further double bedroom with recessed fitted wardrobes, a window to the rear elevation and wooden flooring.

BATHROOM
The beautifully appointed bathroom is fitted with a four-piece suite comprising WC, wall-hung wash basin with fixed storage unit and splashback tiling, walk-in shower enclosure with thermostatic shower, and bath with tiled splashbacks. There is further wall tiling, a tiled floor and heated towel rail, together with a window to the front elevation.

STORE
A useful store is positioned to the front of the property and benefits from an up-and-over door, light and power.

THE ANNEX
Set within the rear garden of the main residence, this detached one-bedroom bungalow provides hugely versatile additional accommodation.

ACCOMMODATION
Arranged over a single storey and comprising:

GROUND FLOOR

KITCHEN
Accessed through a composite entrance door, the fitted kitchen comprises a range of high-gloss base units with contrasting worksurfaces and matching upstands. Integrated appliances include freezer, washing machine and tumble dryer. There is a stainless steel sink unit to the side elevation, a further window to the rear elevation and access to the internal accommodation.

LOUNGE DINER
A spacious reception room with ample space for both living and dining furniture. Panoramic views extend across the rear garden, with French doors providing direct access outside.

BEDROOM
A double bedroom with a window enjoying open views across the adjoining farmland.

WET ROOM
A modern wet room fitted with a three-piece suite comprising WC, vanity wash basin set within a fixed storage unit and walk-in shower area. There is splashproof wall panelling, waterproof flooring and a window to the front elevation.

THE GROUNDS
To the front of the property, a brick wall forms the kerbside boundary, with gated driveway access leading to the property. The block-paved driveway provides ample off-street parking and leads to the store positioned at the front of the property.

The wall continues along the side perimeters, with an area of lawn and steps leading to the entrance door.

The rear garden has been beautifully landscaped and incorporates areas of lawn, block paving and gravel, together with raised sleeper beds and a built-in garden seat. The boundary wall continues from the front around the perimeter of the garden, with the rear adjoining open farmland and enjoying some fabulous views.

















SOLAR PANELS
The property benefits from a solar system installed to the roof of the annex, incorporating battery storage. The system is intended to improve the property's energy efficiency and help reduce energy consumption.

GENERAL INFORMATION.
SERVICES - Mains water, electricity and gas are connected to the property. The foul water is to a septic tank.
CENTRAL HEATING - The main property has the benefit of underfloor heating whilst the annex has central heating to panelled radiators.
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 E. (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.

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.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

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.

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 NTSTEAT 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



Ground Floor Building 2

Approximate total area(1)

2369 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk