



Reedness Road, Swinefleet, nr Goole, East Riding of Yorkshire

£400,000

A very rare opportunity for a discerning buyer to purchase this exceptional, substantial & versatile 8 bedroom Grade II period residence. Grounds of approximately 2 acres. 4000sqft house, large barn plus self contained lodge. Requires repair and updating. Woodland, lawns and private driveway. A viewing is essential and highly recommended.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

GENERAL DESCRIPTION

Dales & Shires – Estate Agents are very pleased to offer for sale this impressive, substantial and versatile Grade II listed family residence, with scope for development, annex or additional rental income (subject to required permissions). Offering an exciting lifestyle opportunity and set in grounds of approximately 2 acres with barns & outbuildings. Conveniently located in this established village close to transport links, attractive countryside, bridal paths, walks and RSPB Blacktoft Sands nature reserve. The main house is divided into two separable parts, totalling 8 bedrooms, 5 receptions and 2 kitchens. Externally there is a gated private drive, extensive lawns, turning circle, woodland, substantial outbuildings, patios and a self contained lodge. Featuring: large solar PV feed in system, fireplaces, oil heating, electric storage heating, a storage cellar, coving, high ceilings, spacious rooms, sash windows and scope to update to personal tastes. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the location, size, gardens, character, layout and potential.

LOCATION

Situated on the edge of Swinefleet, this convenient rural village location is within easy reach of major transport links and having a wide choice of shops, pubs, post offices, well regarded schools and recreational facilities within the surrounding villages and towns. Goole, Selby, Scunthorpe, Leeds, Hull and Doncaster are within easy reach and offer a further choice of amenities, recreation/leisure facilities and transport links. The A1, M18, M180, M62 and M1 are all easily accessible making this area a popular choice for commuters.

DIRECTIONS

Sat Nav location: DN14 8AJ.

GROUND FLOOR - FRONT

Reception hall with main stairs to the first floor, lounge, dining room, snug, dining kitchen, rear lobby, WC and pantry.

GROUND FLOOR - REAR

Entrance hall with additional staircase, lounge, kitchen, dining room, utility, WC and store cupboard. Cellars under the lounge.

FIRST FLOOR - FRONT

Large landing, 4 bedrooms and bathroom. Connecting door from landing to:

FIRST FLOOR - REAR

3 double bedrooms, box room, large landing, large bathroom and linen store.



'ORCHARDS' - LODGE

Lounge, kitchen, double bedroom and shower room.
LPG boiler.

BARN/WORKSHOP/STABLES

An impressive additional feature of this property is the substantial brick built barn. In need of some repair and refurbishment. 1500 sqft footprint with large loft rooms. Providing storage rooms, former stables and workshop.



Ground Floor



First Floor





OUTSIDE

The property enjoys a private and secluded position with open farmland views on the edge of the village. There is secure gated vehicular access onto a long private drive, leading to a parking area and turning circle. There are extensive lawn areas, patios, woodland areas, shrubs, vegetable plots, a chicken enclosure with coop, outside storage rooms. These gardens are ideal for families, equestrian enthusiast and those wishing to become more self-sufficient, and total approximately 2 acres.

AGENT'S NOTES

We await details relating to the solar PV system and any required permissions relating to the lodge and alterations. No systems have been checked and buyers would need to satisfy themselves of any functionality and suitability. The property is proposed as 'sold as seen', subject to contract and negotiations.

Tenure: Freehold.

Council Tax Band: F.

These details were prepared / amended on: 17/01/2017

AGENT'S DISCLAIMER

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No person in the employment of Dales & Shires has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

PROPERTY TO SELL?

We sell successfully for clients throughout Yorkshire, Cumbria and surrounding counties. Our agency fees are competitive with NO setting up fees, NO hidden catches and NO long contract tie ins.

To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

We are specialists in handling Period, Individual and Rural properties throughout the region.

Call us or visit www.dalesandshires.com for full details.

Viewing / Offer Process:

All viewing requests, offers or negotiations must be made directly to Dales & Shires.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
91	91	27	27

Energy Efficiency Rating: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Potential: 91.

Environmental (CO₂) Impact Rating: A (1-10), B (11-20), C (21-30), D (31-40), E (41-50), F (51-60), G (61-70). Potential: 27.

England & Wales EU Directive 2002/91/EC

Phone: 01423 20 60 60

E-Mail: sales@dalesandshires.com

Web: www.dalesandshires.com

Office: Windsor House, Cornwall Road, Harrogate, HG1 1LE

