



The Old Granary, 1 Harvesters Yard, Pinfold, South Cave, East Yorkshire,

- 📍 Fabulous Granary Conversion
- 📍 High Spec Throughout
- 📍 Many Period Features
- 📍 Council Tax Band =
- 📍 3 Bedrooms
- 📍 Superb Living Kitchen
- 📍 Part Exchange Considered
- 📍 Freehold/EPC =

Offers Considered £425,000

INTRODUCTION

Formally a Granary, now converted to a beautiful 3 bed detached home which retains a wealth of original features together with an array of modern fittings. The property forms part of Harvesters Yard, a stunning brand new development of only 2 properties, tucked away behind Pinfold, developed by the renowned Messer's Villawood Homes who have a track record of creating some of the best and most individual new build and remodelled properties locally. Much thought has gone into the design and finish of this stunning property which has an extremely high specification throughout and retains many period features. The delightful accommodation includes a large entrance hallway, superb separate lounge with double doors opening to the garden and the heart of the house is a fabulous kitchen/dining/day room with glazing to the front elevation and double doors leading out to a rear courtyard area. There is also a downstairs cloaks/W.C.. At first floor are 3 good sized bedrooms, bathroom and an en-suite situated off bedroom 1. The accommodation has the benefit of gas fired energy efficient central heating to character radiators and TRIPLE GLAZED aluminium framed windows. Outside, parking is available to the side of the property with gardens wrapping around the front, side and to the rear. This unique and stunning property has great appeal and early viewing is strongly recommended.

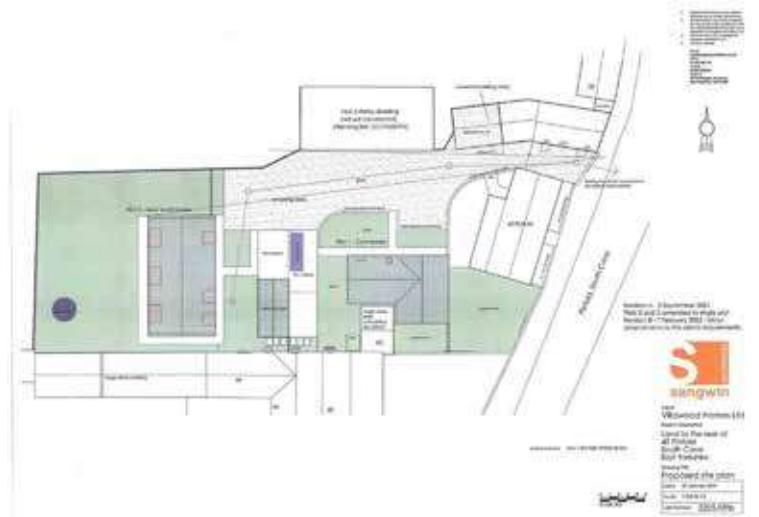


PART EXCHANGE CONSIDERED

The seller may consider exchanging this property for your existing home if it is of a lesser value with the appropriate cash difference to be paid.

LOCATION

Pinfold is one of South Cave's most historic and desirable addresses with many period properties creating an extremely attractive street scene. Harvesters Yard is an exclusive courtyard development situated behind no. 40 Pinfold. South Cave lies approximately 12 miles to the west of Hull and the historic market town of Beverley is approximately 9 miles away. The village is ideally placed for travelling to Hull, Beverley, York, Leeds and the West Riding with immediate access being available to the A63/M62 motorway network. There is a mainline railway station situated approximately 5 minutes driving time away in the nearby village of Brough. South Cave has a variety of amenities including convenience stores, bakers, butchers, a number of public houses and restaurants together with a golf course and country club. The village also has a junior school and lies within the South Hunsley Secondary School catchment area.



GENERAL SPECIFICATION

Formally a Granary, now converted to a beautiful 3 Bed Detached home with many original features retained. Master bedroom with En-Suite, two further double bedrooms.

Outdoor courtyard and garden to three aspects

Private driveway/parking

Gas fired energy efficient Central Heating with character radiators to all rooms

High specification TRIPPLE glazed black aluminium windows throughout

Individually and sympathetically designed quality Symphony Kitchen and Utility units with a comprehensive range of appliances

Quality LVT Nordic flooring with 20yr guarantee to ground floor and luxury carpeting to all bedrooms, landing and stairs

Beautiful staircase with glass balustrading

Stylish quality sanitaryware to Bathroom, En-Suite and downstairs WC

Fully tiled Bathroom and En-Suite

Stylish internal doors and fittings

Decoration throughout with emulsion to walls and satin paintwork to internal woodwork

Chrome sockets and switches to all ground floor areas with white fittings to first floor rooms

Pre-wired for Digital TV and internet access to include TV points to all principle rooms and bedrooms

Security alarm



ENTRANCE HALLWAY

- Multi locking black aluminium door with glazed side panel.
- Cloaks cupboard with auto lighting



CLOAKS/W.C.

- Concealed cistern WC, sink with Brushed Brass fittings.
- Character Tiling to floor



LIVING ROOM

16'5" x 11'3" approx (5.00m x 3.43m approx)

- Window to front aspect and French doors leading to the side garden



KITCHEN/DINING

22'6" x 17'5" approx (6.86m x 5.31m approx)

- Individually designed kitchen with double height wall units.
- Integrated appliances to include Multi function Single Oven, Combi Microwave Oven, full height Fridge, full height Freezer, Dishwasher, Induction Hob, Integrated Hob Extractor, Brass 1 ½ bowl sink/Tap and cupboard fittings.
- Dekton Worktop.
- Full height window to front aspect and French doors leading to the secluded newly fully paved courtyard area.



KITCHEN AREA



DINING AREA



UTILITY

- Base unit with plumbing for washer and space for drier.
- Dekton Worksurface, CH Boiler.
- Character tiling to floor



LANDING



BEDROOM 1

16'6" x 11'2" approx (5.03m x 3.40m approx)



EN-SUITE

- Fully tiled, large Shower unit with Multi-function shower, Concealed cistern WC. Black fittings, Towel radiator.



BEDROOM 2

12'2" x 10'10" approx (3.71m x 3.30m approx)



BEDROOM 3

10'10" x 10'0" approx (3.30m x 3.05m approx)



BATHROOM

- Fully tiled, Freestanding Bath, Vanity Unit with Counter-top sink.
- Brushed Brass fittings, Towel radiator



EXTERNAL

Porcelain paved courtyard area and to side garden

- External wall lighting to front, rear courtyard and side garden
- Outside tap
- Outside double electrical socket
- Driveway and parking area sympathetically designed with block paving
- Gravel communal access and driveway



REAR COURTYARD



DRIVEWAY

AERIAL VIEW



TENURE

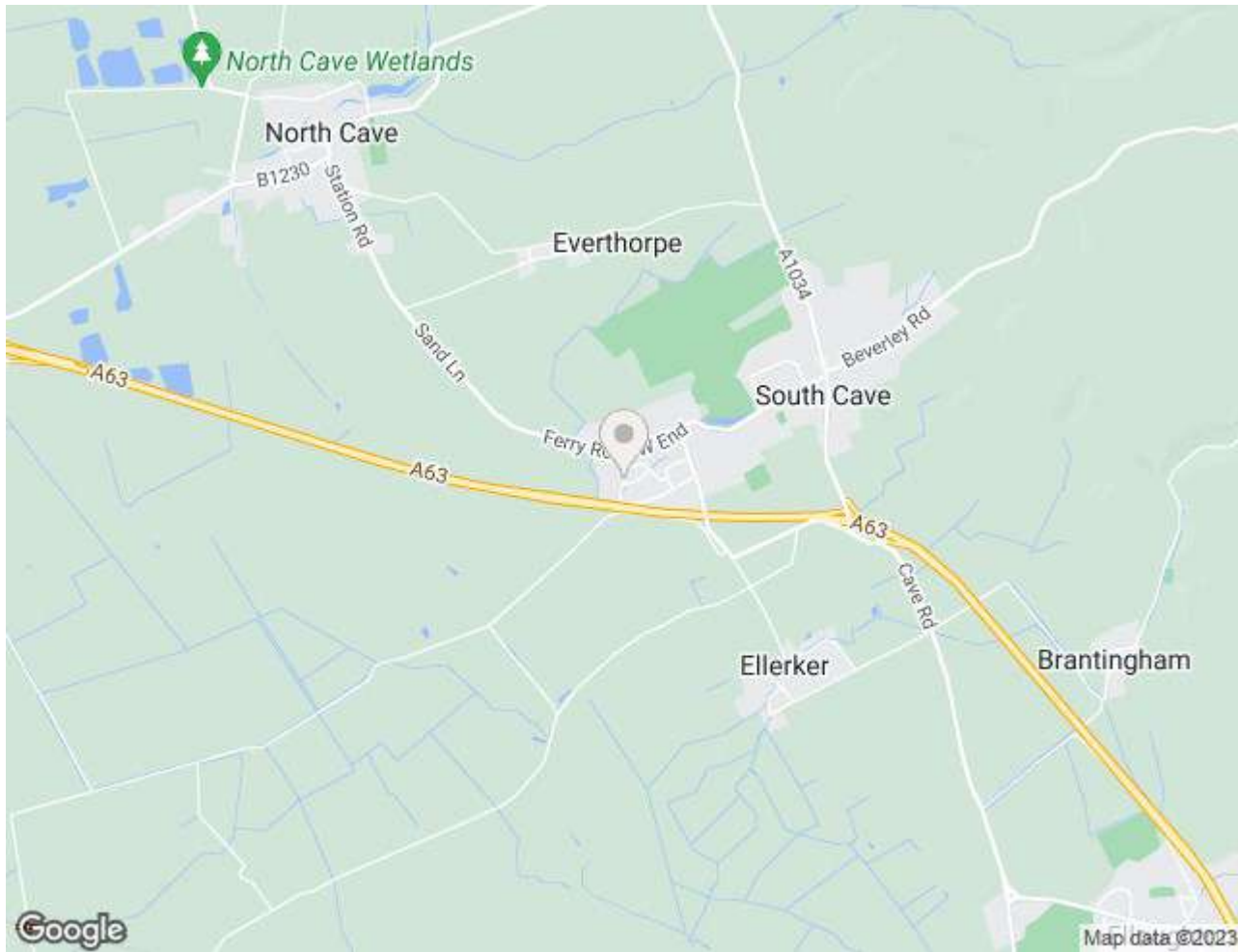
Freehold

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

CONDITIONS OF SALE

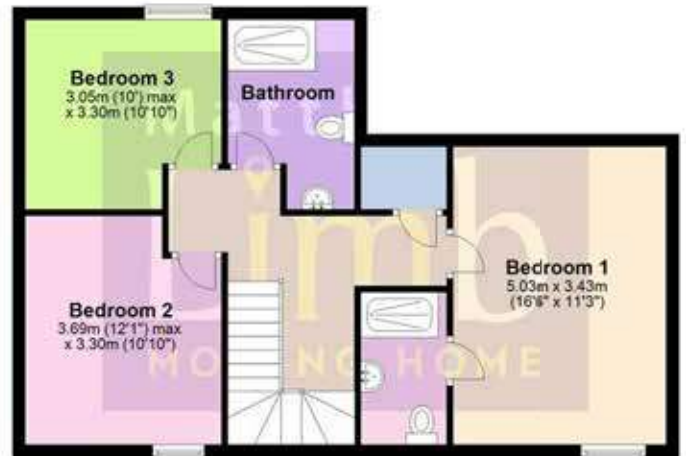
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Ground Floor



First Floor



Total area: approx. 121.6 sq. metres (1309.1 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	