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Main Street

CATWICK, HU17 5PJ

£350,000



A hugely attractive property with a past. Previously the village school it has undergone a series of upgrades over the years culminating in the lovely home we have today. Situated in an attractive rural village near to Beverley and Hornsea with great access to the coast, the Wolds and on a bus route to Hull, Beverley and Hornsea. The original part of the bungalow is believed to be nearly 200 years old and has been well maintained making it warm and inviting. Modern kitchen and bathrooms, workshop/office that would be ideal for working from home or for hobbies/craft work and an organically worked garden which runs to nearly half an acre make the living easy so view this as soon as possible. EPC 'E'

Area Map

Entrance Hall 10'5" x 7'8" (3.17 x 2.33)

Feature teak front door and some internal doors, window to front, built in cupboard, telephone point and radiator.

Lounge 26'1" x 14'3" (7.94 x 4.34)

Huge room with high beamed ceilings, dual aspect windows to front and rear, French door to garden, feature brick fireplace and hearth housing a wood fired burner, television point and two radiators.

Dining Area 12'10" x 14'4" (3.92 x 4.36)

Through an archway from the lounge this room is separated into two areas by another archway, forming a dining space and office area, window to front and rear, telephone point and radiator.

Kitchen 11'5" x 11'1" (3.48 x 3.38)

Door to rear lobby which opens into the conservatory, feature lattice window into the conservatory and a high level window for light to the side, a range of matching wall and base units with work surfaces over incorporating a double bowl sink unit, built in electric oven and gas hob with extractor hood over, integral dishwasher, television point and part tiled walls plus radiator.

Utility/Garden Room 16'1" x 15'11" (4.91 x 4.84)

It has wall and base units with space for a washing machine, Belfast sink unit, door to rear and windows to rear and side.

Master Bedroom 17'8" x 10'6" (5.39 x 3.20)

Two windows to the rear, television point and radiator.

En-suite Shower Room 10'11" x 4'1" (3.33 x 1.24)

Window to front, white four piece suite comprising:- step in shower cubicle with power shower, pedestal hand wash basin, bidet and low level wc. Ladder radiator and large built in cupboard which offers loft access and hot water tanks.

Bedroom 2 11'0" x 9'5" (3.36 x 2.87)

Window to front and radiator

Bedroom 3 7'7" x 10'11" (2.30 x 3.34)

Window to side, built in cupboard, central heating boiler and loft access.

Bathroom 6'8" x 7'1" (2.02 x 2.16)

Window to front and side, white three piece suite comprising:- panelled bath, pedestal hand wash basin and low level wc. Part tiled walls and radiator.

Front Garden

To the front is a gravelled area with decorative ironwork fence, a gravelled driveway goes through a carport round to the rear.

Rear Garden

There is a large carport tall enough for a motorhome to go through leading to the rear garden, at the rear of the house is a parking area, planted area and lawned seating area. Behind the stables is a large garden with further gravelled parking area, three sheds, gazebo overlooking the ornamental pond, fruit trees, planted borders and mature trees, two greenhouses, vegetable plots with watering point and to the rear of the garden are fields and the village church. The gardens have been worked organically for the previous 25 years.

Stable Block

Built as stalls they are now separated into three areas. These measure 3.46 m x 2.79m (11'4" x 9'2"), 3.46m x 2.76m (11'4" x 9'1") and 3.76m x 2.70m (12'4" x 8'10"). They are clad with wooden tongue and groove and have electrics on their own main. This is open plan to the single garage which has up and over door and measures 5.37m x 2.95m (17'7" x 9'8"). This was previously used as offices and a workshop and provides ample space for anyone running their own business (subject to local authority checks for permissions) or needing workshop space for a hobby.

Solar Panels

The property has solar panels that are used to heat the hot water.

EPC Rating

Current energy rating of 'E'.

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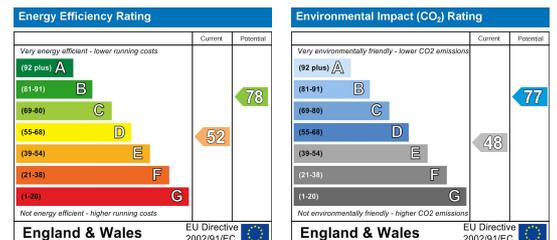
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Energy Efficiency Graph



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