



Ash Villa Farm Hull Road Eastrington DN14 7XL

Offers In The Region Of
FREEHOLD

Ash Villa Farm is a detached farmhouse located off Hull Road on the edge of the village of Eastrington, approximately 4 miles from Howden and access to J37 of the M62. The property measures at approximately 1894 sq ft and offers generous 5 bedroom accommodation with 4 reception rooms and with the current layout lends itself to proving accommodation for multi generational living. The property occupies a generous and versatile site extending as a whole to approximately 1.2 acres and which includes stabling, workshop, summer house, ponds and good sized vehicular parking and storage. The property and grounds offer much potential for a variety of uses, subject to obtaining the relevant planning consents.

EPC: C



• Detached Farmhouse measuring approx 1,894 sq ft • Situated on the outskirts of the village of Eastrington • Standing in extensive grounds • Spacious 5 bedroom accommodation, 4 reception rooms • Ideal for multi generational living • Two stable blocks and a workshop

Entrance

One central heating radiator. Stairway leading to the first floor.

Lounge

Fire recess with multi fuel burning stove. One central heating radiator. Open aspect into the dining room.

Dining Room

Built in storage cupboard. One central heating radiator.

Lobby

Open aspect into the sitting room.

Sitting Room

Fire recess with stone hearth and stone surround housing a gas fired stove. One central heating radiator.

Kitchen

Range of fitted base and wall units finished in cream. Laminated worktops incorporating a single drainer sink. Range style cooker with stainless steel extractor hood above and a dishwasher. Inset ceiling lights. Ceramic tiled floor.

Side porch

Upvc side entrance porch leading into the kitchen.

Family room

Rear access door. Two central heating radiators.

Inner Hall

Utility

Plumbing for a washing machine. Timber worktop. Fully tiled walls. Wall mounted 'Ideal' gas boiler.

Shower Room

White suite comprising a fully tiled double shower cubicle with mains shower, pedestal wash hand basin and a low flush w.c. Walls tiled to half height. One central heating radiator. Extractor fan.

Conservatory

Constructed of UPVC over a dwarf brick wall. Double doors leading out to the rear.

Bedroom One

Two central heating radiators. Double doors leading outside.

Landing

Access to the loft space.

Bedroom Two

To the front elevation. Range of fitted bedroom furniture. One central heating radiator.

Bedroom Three

To the rear elevation. One central heating radiator.

Bathroom

White suite comprising a P shaped bath with electric shower over, vanity wash hand basin and a low flush w.c. with concealed cistern. Fully tiled walls.

Bedroom Four

To the rear and side elevations. Range of fitted bedroom furniture. Cupboard containing a central heating boiler and cistern tank. One central heating radiator.

Bedroom Five

To the front elevation. Range of fitted bedroom furniture. Built in storage cupboard. One central heating radiator.



- Large gardens with natural pond
- Extensive parking area
- Approximately 1.2 acres as a whole
- Gas CH & uPVC DG

Stable Blocks

Two timber stable blocks, one divided into 3 stables and the other also divided into 3 stables and a tack room.

Workshop

Timber workshop with fitted Solar panels.

Grounds

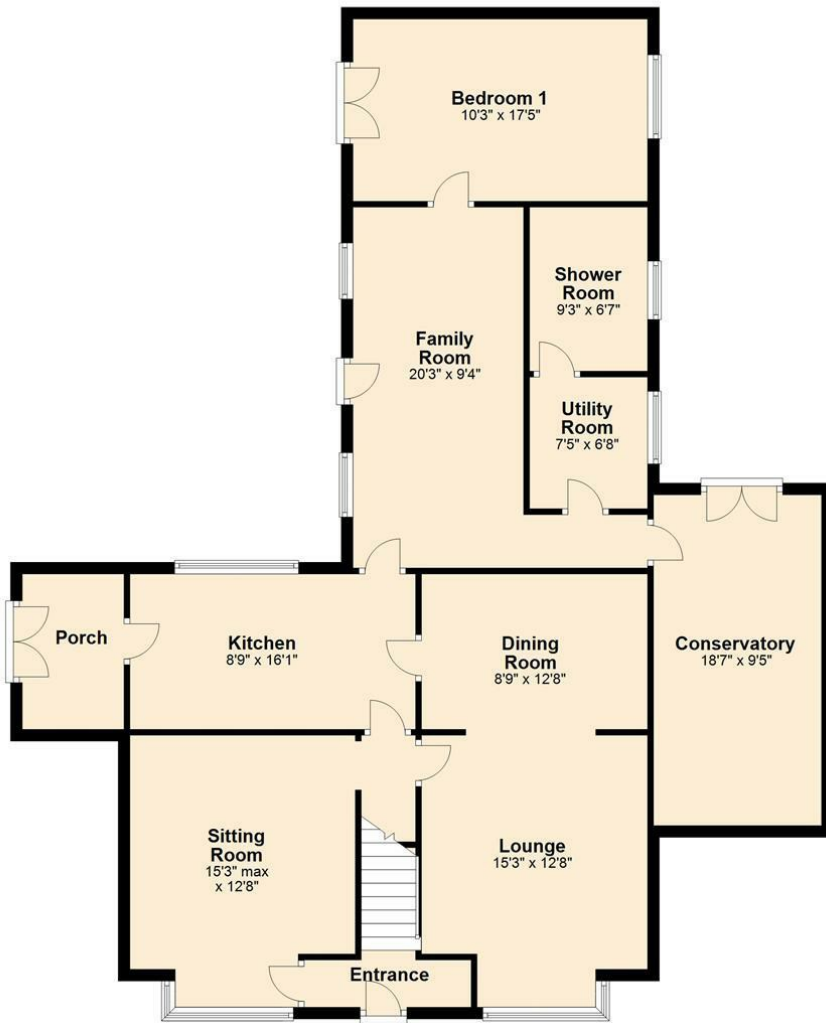
Ash Villa Farm occupies a generous and versatile site extending as a whole to approximately 1.2 acres. and offers much potential subject to obtaining the relevant planning consents. The grounds comprise of a large grassed area, timber summer house, stabling, workshop, substantial gravel parking/vehicle storage area, raised ornamental pond together with a natural stocked pond. In addition there is a 10,000 litre rain water collection tank which feeds into the pond. There are also electric entrance gates and CCTV in operation.

Drainage

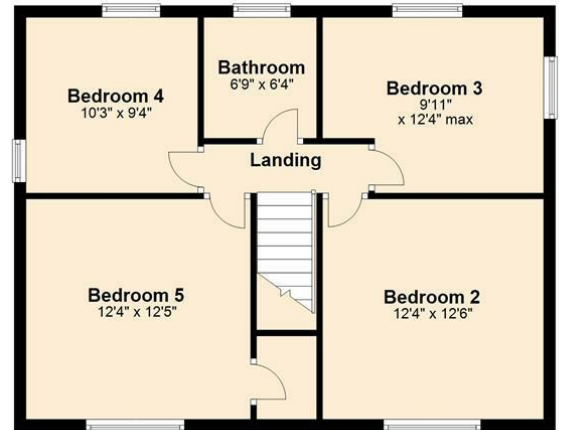
Purchasers should note that the removal of foul drainage is via a septic tank.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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