

The Granary, Firgrove Cottages,
Bielby, York

Stephensons
Estate Agents Chartered Surveyors Auctioneers

The Granary,

Bielby, York

Price Region: £350,000

Tenure – Freehold;

Services – Water, electricity & drainage. LPG C/H

Council Tax – East Riding Band E

EER – 45 (E)

Viewings – via York Office 01904 625533

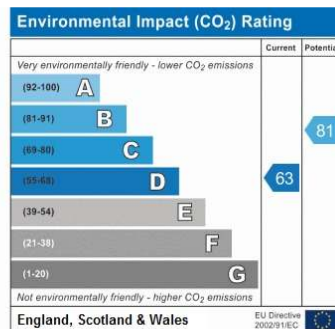
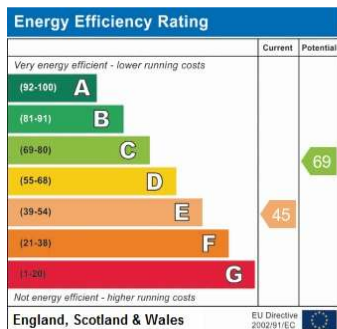
A quite stunning former granary, having been lovingly restored and extended, set within the heart of this rural location, available with no onward chain.

Offering a beautiful barn conversion, we are delighted to offer for sale this versatile four bedroomed period property which over recent years has been expertly extended and improved to present ideal and spacious family accommodation over two floors, with off street parking, set within this ever-popular rural village.

The property has been sympathetically extended to accommodate modern family living, and now incorporates a beautiful open plan family kitchen with lounge, family room, four double bedrooms, house bathroom and additional shower room to the ground floor.

Offered for sale with vacant possession and no onward chain, the property, which has been rewired and re-plumbed, enjoys two allocated parking spaces, a private enclosed garden and recently installed double glazed windows.

Situated close to the desirable market town of Pocklington, the property boasts easy access along the A1079 to both York and Hull, with further motorway links with the M62 and A1(M) easily accessible.





Located off a private drive, a path leads to the property's striking front door, which in turn leads to the property reception hall. Thereafter, a turned staircase leads to the first floor, enjoying an abundance of natural light via a large double glazed window to the rear elevation, with useful storage cupboard, engineered oak flooring and doors leading into the family room and sitting room.

The sitting room presents a cosy reception room,, which would offer an ideal lounge in the colder winter months, or alternatively an ideal playroom for the children.

The sitting room is found to the front of the property, with its focal feature being an attractive period fireplace with solid wood mantle, with free-standing multi-fuel stove, UPVC double glazed window to the front elevation and coving to the ceiling.

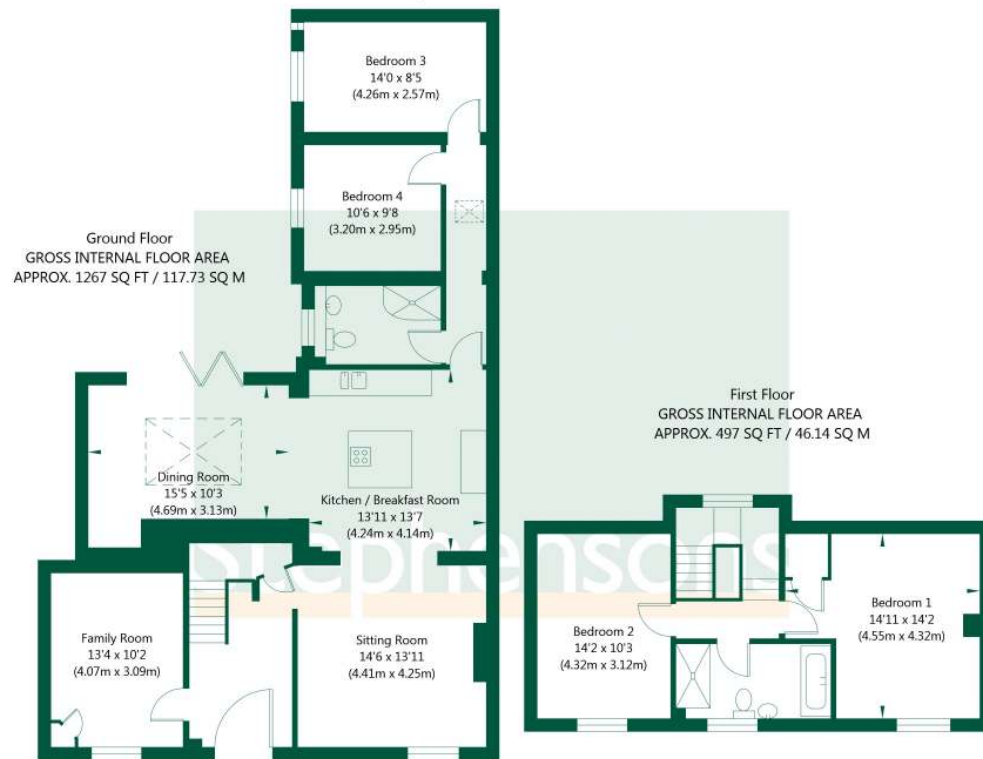
Thereafter an opening leads into the kitchen and presents a stunning Smith Brothers of Osbaldwick sourced range of wall and base fitted units with brick central island, enjoying fitted tile stone workshops, with breakfast bar. Fitted appliances include a NEFF double oven and grill, with matching induction ceramic hob with circular extraction hood over, with Franke 1 1/2 bowl sink unit with mixer tap over and space and plumbing for an American style fridge freezer and wine cooler. In addition, the kitchen enjoys Indian Stone flooring with recessed halogen spotlights to the ceiling and built-in surround sound system.

Thereafter, an opening leads into the property's extension which now presents an ideal family dining area, with continuation of the Indian Stone flooring and enjoying UPVC bifolding doors leading onto a sun terrace with garden beyond.

To the rear of the ground floor are two generous double bedrooms, both having UPVC double glazed windows and are served by a Smith Brothers sourced shower room, with walk-in shower cubicle with glass shower screen and mermaid surround, low flush WC and pedestal hand wash basin.



Bielby, York, YO42 4JW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1764 SQ FT / 163.87 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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To the first floor a central landing leads to two further double bedrooms with house bathroom, again sourced through Smith Brothers of Osbaldwick, enjoying a free-standing bath, low flush WC and wash hand basin set within a modern vanity surround, with walk-in shower cubicle with Mira electric shower over.

To the outside, the property sits on this pleasant private driveway giving access to only four properties, with the home having two allocated parking spaces.

Wrought iron gates open between miniature brick pillars with matching dwarf wall and wrought iron railings leading to a recently laid path, with artificial lawn and brick and gravelled edges.

Leading from the family area and passing through bifolding doors is a pleasant raised paved sun terrace ideal for al fresco dining, which thereafter steps down into a garden being mainly laid to lawn, with raised railway sleepers offering deep beds, and path leading to a timber shed.

The property enjoys pedestrian access to the rear, which leads to the Main Street for refuse collection, thereafter leading to off-street parking spaces.

As agents, we highly recommend an internal inspection to truly appreciate this wonderful property which has been extensively improved and upgraded over recent years, with brand new carpets within the last six months, and importantly available with vacant possession and no onward chain.

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