



2 Enholmes Farm Cottage, Enholmes Lane, Patrington, HU12 0PR

A TRANQUIL LOCATION FOR MODERN LIVING AND BUSY LIFESTYLES



Nestled in the idyllic countryside just outside Patrington village, 2 Enholmes Farm Cottages is a meticulously maintained 3-bedroom semi-detached cottage standing within around 2 acres of grounds and woodland. The property offers more than just a wonderful home; it comes complete with an expansive area of well established mature woodland, large rear yard, a spacious container store, a detached office, and a recently constructed large modern workshop — ideal for storage or accommodating home-based businesses like those of tradesmen or anyone requiring spacious secure storage for their business.

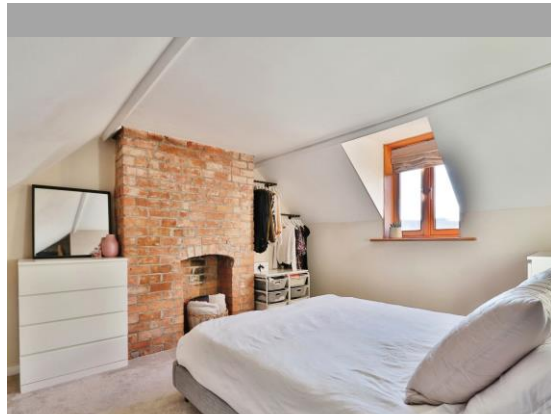
Agent's Perspective:

Presenting 2 Enholmes Farm Cottages, a stunning property where rural life meets modern functionality. Immaculate in its presentation, this property is not just a home; it's a lifestyle upgrade. With its strategic location just outside Patrington village, enjoy the tranquility of the countryside while benefiting from the convenience of nearby village amenities. The additional features, from the lush mature woodland for leisurely strolls to the versatile workshop, make this property a rare find for those seeking both comfort and practicality.

Client Perspective:

Living in this rural location has been a joy for us. We've sympathetically modernised the cottage, turning it into a comfortable retreat. The outdoor spaces have been transformed to cater to our work-from-home needs, with the recently built workshop providing ample space for our business requirements. The woodland, a private oasis, offers peaceful walks and scenic views, adding to the appeal of our home. The proximity to schools and convenient bus routes further enhances the practicality of this family-friendly haven.





Bullet Points:

* Immaculately presented 3-bed cottage with additional woodland, container store, detached office, and a recently built workshop.

* Rural location outside Patrington village, offering tranquility with convenient access to amenities.

* Modernised cottage with a lounge, dining kitchen featuring an Aga range, bathroom, and three bedrooms.

* Perfect for families, professionals, or enthusiasts seeking a perfect blend of comfort and practicality.

Location

Patrington is a small country village approximately 17 miles to the east of Kingston Upon Hull between the market town of Hedon and Withernsea where a range of amenities and shopping facilities are available.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band A.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

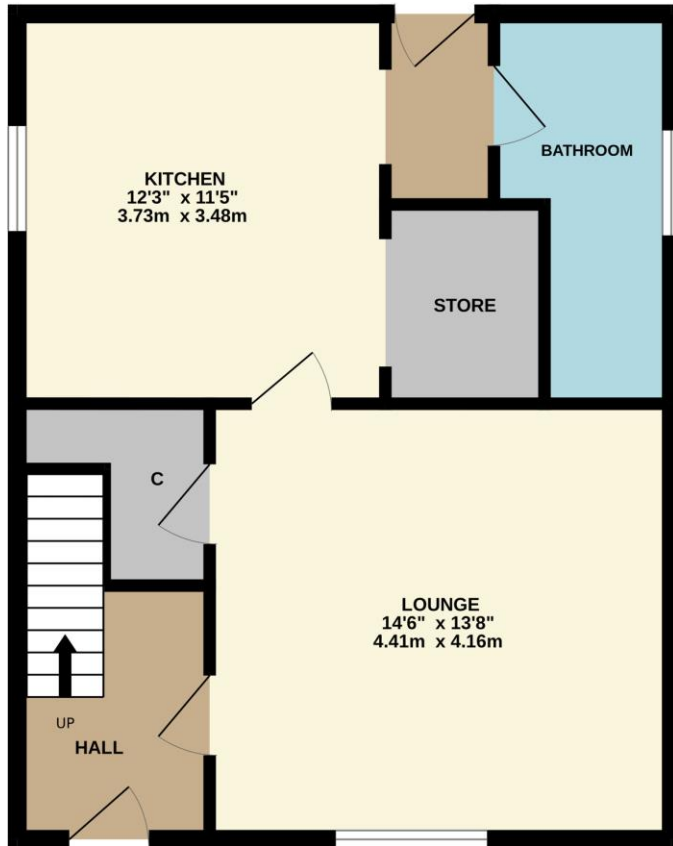
Valuation/Market Appraisal:

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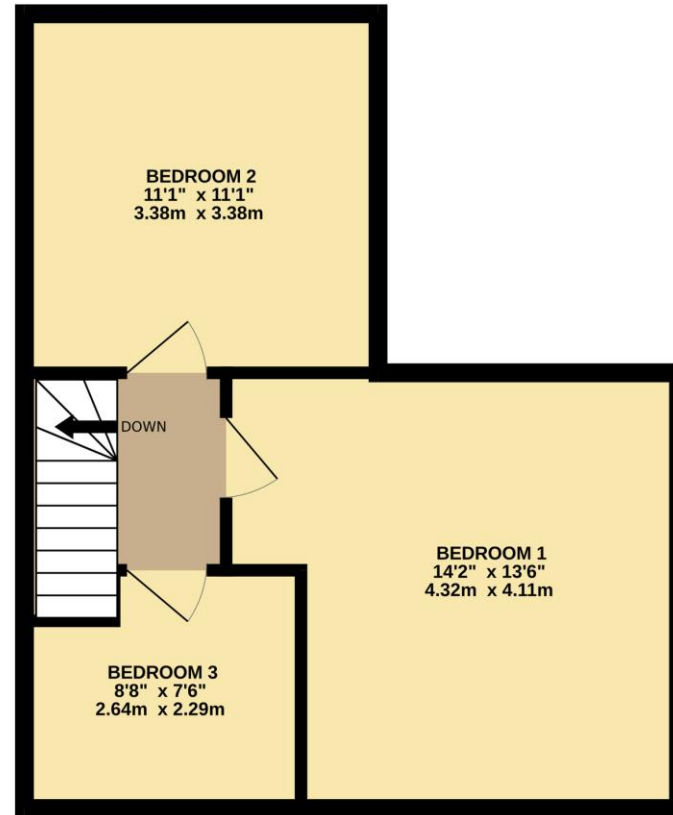




GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



ENHOLMES FARM COTTAGE, ENHOLMES LANE, PATRINGTON, HU12 0PR

TOTAL FLOOR AREA : 933 sq.ft. (86.7 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

