Belgrave Farm, 50, Nordham, North Cave, HU15 2LT
Offers Over £350,000







This delightful detached farmhouse presents a unique opportunity for those with vision, flair & imagination seeking a spacious family home with character. Boasting spacious living accommodation whilst retaining an array of original features, this property could be perfect!

Comprising three well-proportioned bedrooms with ample space, a quirky floating bathroom off the staircase whilst functional this property offers the potential for modernisation to suit your personal taste.

One of the standout qualities of this property are its original features, which add a touch of historical charm and warmth. The spacious layout allows for creative reimagining, making it an ideal canvas for those looking to put their own stamp on a home.

Set in the picturesque surroundings of Nordham, this farmhouse is not only a residence but also a lifestyle choice, offering a peaceful retreat while remaining conveniently close to local amenities. With its abundant potential, it allows a fantastic opportunity for buyers looking to invest in a home that combines traditional charm with modern possibilities.

Do not miss the chance to explore this spacious farmhouse within a conservation area and envision the wonderful memories that could be created within its walls.

Tenure - Freehold
Council Tax Band - TBC

Tenure: Freehold
East Riding of Yorkshire
BAND:

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
UPVC double glazed entrance door, stairs leading to first floor accommodation, access to cellar.

LOUNGE
3.526 x 3.168 (11'6" x 10'4")
Double glazed window to the front with window seat, original tiled feature fireplace, original shelving & storage, wall lights, radiator, exposed beams.

SITTING ROOM
4.221 x 3.465 (13'10" x 11'4")
Double glazed window to the front elevation with window seat, feature fire wooden surround with marble back & hearth, shelving within the chimney breast recess, radiator, exposed beams.

CELLAR/UNDERSTAIRS
2.542 x 1.906 (8'4" x 6'3")
Window to the rear, radiator.

KITCHEN
4.255 x 3.474 (13'11" x 11'4")
Fitted with a range of wall & base units with work surfaces over, inglenook housing an Aga oven, stainless steel sink with mixer tap, double glazed window overlooking rear lobby, space/plumbing washing machine, space for tumble dryer, radiator. Opening into dining area.

DINING ROOM
3.713 x 2.796 (12'2" x 9'2")
Velux window, space for kitchen table, radiator, tiled flooring, exposed beams.

UTILITY
2.061 x 1.303 (6'9" x 4'3")
Wall mounted boiler, radiator.

W.C
1.746 x 1.293 (5'8" x 4'2")
Double glazed window to the rear, low level W.C, pedestal wash hand basin, radiator.

REAR LOBBY/BOOT ROOM
2.988 x 1.976 (9'9" x 6'5")
UPVC double glazed entrance door, outdoor tap, double glazed window to the rear & side, space for fridge/freezer, plumbing/space for washing machine, tiled flooring, UPVC double glazed door leading to kitchen.

FLOATING BATHROOM
1.919 x 1.851 (6'3" x 6'0")
Double glazed window to the rear. Comprising: panelled bath with shower over, pedestal wash hand basin, radiator, exposed beams.

LANDING
Double glazed window to the front.

BEDROOM ONE
4.264 x 3.982 (13'11" x 13'0")
Double glazed window to the front, radiator, original open fireplace with grate,

BEDROOM TWO
4.336 x 3.582 (14'2" x 11'9")
Double glazed window to the front, raised storage cupboard with loft access, radiator.

BEDROOM THREE
4.836 x 3.504 (15'10" x 11'5")
Double glazed window to the front, radiator, built in storage cupboard (airing cupboard housing water cylinder).

OUTSIDE
Accessible via a shared driveway. Concrete base for possible construction of detached garage or outbuildings (subject to planning permissions). Perimeter boundary wall to be erected (approximately 3-4ft in height). Boundary is currently depicted by wooden stakes. Elevated garden which steps, mainly laid to lawn with fruit trees.

BARN
6.493 x 4.479 (21'3" x 14'8")
Attached to the property. Versatile use. Potential of extending from the main house (subject to relevant planning permission). Exposed beams & electricity

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

SERVICES
Mains water, drainage and electricity are connected to the property.

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



First Floor

Total area: approx. 167.4 sq. metres (1801.9 sq. feet)

AGENTS NOTES
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.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

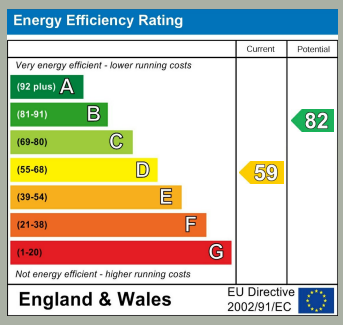
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.