



Mill Road
Luddington
DN17 4QS

£550,000

- Grade II Former Farmhouse
- 5 Double Beds + 30ft Attic
- 2.7 Acre (apprx) Paddock
- 1 Acre Garden & Orchard
- 65ft Barn With Stables
- Ideal For Equestrian
- Private Location, No Chain
- EPC Rating E



91 Pasture Road **T. 01405 780 666**
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Registered in England No 8047217 Registered Office: Suite One,
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'...WE LOVE SELLING HOUSES' PROPERTY SUMMARY

Housesetc Luddington- Haldenby Grange is a charming detached Grade II Listed former farmhouse in extensive grounds accessed via a private country lane. The property dates back to circa 1750 with only 2 owners in that time. It was fully restored under the guidance of English Heritage. This substantial property retains numerous original features and offers further development potential and is also ideal for equestrian use by way of a 2.7 acre (approx) paddock. It has a detached brick barn with accompanying internal stables. Restored in the 1990's, this superb property offers flexible living accommodation. The accommodation briefly consists of to the ground floor: entrance hall, drawing room, dining room, inner hall, sitting room, study, rear hallway, laundry room, shower room, 20' kitchen plus 13' walk in pantry. To the first floor are 5 double bedrooms, en suite, family bathroom and separate WC. To the second floor is a charming and spacious attic with exposed beams. Ideal for commuting

GROUND FLOOR ACCOMMODATION

ENTRANCE Having the benefit of solid wood front door which leads into

ENTRANCE HALLWAY With radiator, doors leading off and archway leading into inner hallway.

DRAWING ROOM 16' 0" x 12' 10" (4.88m x 3.91m) With Oak flooring, sliding sash window with shutter providing views over the front garden and beyond, exposed beam and joists to the ceiling, cast iron open fire with mantel surround, radiator and TV point. This room also has the benefit of being south facing.

DINING ROOM 13' 0" x 12' 10" (3.96m x 3.91m) An ideal formal reception room with south facing sash window with shutter providing views to the front, exposed beam to the ceiling, radiator, wall lights and corner chimney breast.

INNER HALLWAY With radiator, beams to the ceiling, useful under stairs storage cupboard and staircase with spindles and balustrade above leading to first floor accommodation.

SITTING ROOM 12' 0" x 12' 1" (3.66m x 3.68m) With windows to both side and rear, cast iron open fireplace with mantel surround, exposed beam to the ceiling, TV point and radiator.

STUDY 12' 4" x 8' 0" (3.76m x 2.44m) With window giving

views over the rear garden, exposed beams and joists to the ceiling, internal window feature, open shelving, cupboard, radiator, TV point and telephone point.

REAR ENTRANCE HALLWAY 13' 1" x 7' 2" (3.99m x 2.18m) Solid wood rear entrance door leads into attractive rear hallway with terracotta tiled flooring, oil fired central heating boiler, radiator and internal doors leading off.

LAUNDRY ROOM 7' 2" x 6' 9" (2.18m x 2.06m) With space and plumbing for washer, deep China sink with pine drainers, radiator and window giving views over the rear garden.

SHOWER ROOM With terracotta tiled flooring, low flush W.C. and shower cubicle.

FARMHOUSE KITCHEN 20' 2" x 14' 2" (6.15m x 4.32m) Excellent sized farmhouse kitchen, with quarry tiled flooring, colour washed farmhouse style units, sink and mixer tap, brick arch recess with inset four burner LPG fired Leisure Rangemaster cooking range. Space for dishwasher, exposed beams to the ceiling, radiator, telephone point, TV point and windows to the front and side.

PANTRY 13' 5" x 3' 0" (4.09m x 0.91m) Exceptionally large walk in larder pantry.

FIRST FLOOR ACCOMMODATION

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STAIRS AND LANDING Attractive staircase leading to first floor accommodation with turned timber spindles and balustrade above. Window provides views over the rear and leads to spacious landing with radiator, doors leading off and a second staircase leading to second floor.

BEDROOM ONE 18' 3" x 12' 9" (5.56m x 3.89m) With charming exposed beams to the ceiling, brick built fireplace with inset iron grate, 2x wardrobe fireside cupboards, window giving fabulous views to the front, radiator and TV point.

BEDROOM TWO 12' 1" x 13' 0" (3.68m x 3.96m) Exposed beam to the ceiling, feature corner wall cupboard, and window with views over looking the front garden and the paddock, radiator and TV point.

BEDROOM THREE 12' 1" x 12' 1" (3.68m x 3.68m) With window over looking the rear garden, exposed beam to the ceiling, radiator, TV point and laminated wood flooring.

BEDROOM FOUR 13' 3" x 11' 10" (4.04m x 3.61m) Window providing views over the walled kitchen garden and radiator.

GUEST BEDROOM/ BEDROOM FIVE 13' 2" x 13' 2" (4.01m x 4.01m) South facing window providing excellent views to the front garden and beyond, radiator and TV point.

EN SUITE BATHROOM With Victorian style bath, hand wash basin, W.C., radiator and window to the side.

HOUSE BATHROOM 12' 7" x 8' 2" (3.84m x 2.49m) Period style 'Balterley Victorian' hand crafted suite to include recessed bath with mixer shower attachment, pedestal wash hand basin with vanity light and mirror, radiator, beam to the ceiling and window to the rear.

W.C. & WASH ROOM With W.C., wash basin and radiator and window to the rear.

WALK IN LINEN CUPBOARD With useful storage shelving and water cylinder.

SECOND FLOOR ACCOMMODATION

STAIRS AND LANDING Staircase leads to

OPEN PLAN ATTIC 30' 0" x 20' 11" (9.14m x 6.38m) With exposed king post trusses, concrete flooring, gable end window providing multi functional and versatile space (with potential to develop). Wall door opening into extra attic space.

EXTERNAL

FRONT To access this property a private lane leads alongside the 2.7 acre (approx.) field and sweeps to the left past a well stocked orchard. To the side of the house is a large parking area. The front of the property has a large traditional laid to lawn area with mature trees and borders that is hedged around.

REAR To the rear of the property is a gated informal rear enclosed garden with inset fruit trees and herbaceous borders together with a walled vegetable garden with herb area, soft fruit, greenhouse and gravelled walkway which leads to secluded seating area.

COAL SHED / WOOD STORE Attached to the house is a brick built multi fuel store with pan tiled roof.

BARN Beyond the rear there is a detached brick and pan tiled roof barn (65' x 23' internally) which is believed to date back to circa 1750 and was also restored in the 1990's under the supervision of English Heritage. There is a large wooden dovecote. The barn retains its great doors to the front and rear, flagged floor and exposed truss work, internally are two loose stables. The barn has power and light and brick and Yorkstone paved flooring.

MILL RACE Attached to the barn is the former brick built Mill Race which is now utilised as a distinctive garden feature. With pan tiled roof this open sided building is great for a variety of uses.

PADDOCK To the front of the property approx. 2.7 acres, grassed, stock fenced with water connected.

HEATING AND APPLIANCES The Heating and Appliances have not been tested by Housesetc.

We would recommend that all the information that we provide regarding this property is verified by yourself. We do not inspect deeds and therefore any references to right of way etc need to be confirmed.

TENURE The vendor has advised us that the property for sale is Freehold, obviously this should be checked with your legal advisor prior to commitment to purchase.

LOCATION Leaving our office on Pasture Road turn left at the traffic lights on to Boothferry Road. Head over the railway lines and then immediately turn right on to Mariners Street. Follow the road around on to Coronation Street where



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the road name changes to Lower Bridge Street and changes to Bridge Street. Keep straight on to A161 / Bridge Street, turn left on to B1392 / Luddington Road. Turn left on to High Street into Luddington. Turn left on to Mill Road and carry on down the lane where the property is on the left hand side and can be easily identified by our Housesetc For Sale board, the lane does sweep to the left where the property is then on the right hand side.

Within commuting distance to Leeds, York, Sheffield, Hull and Lincoln via the M62 and M18.

Council Tax: F



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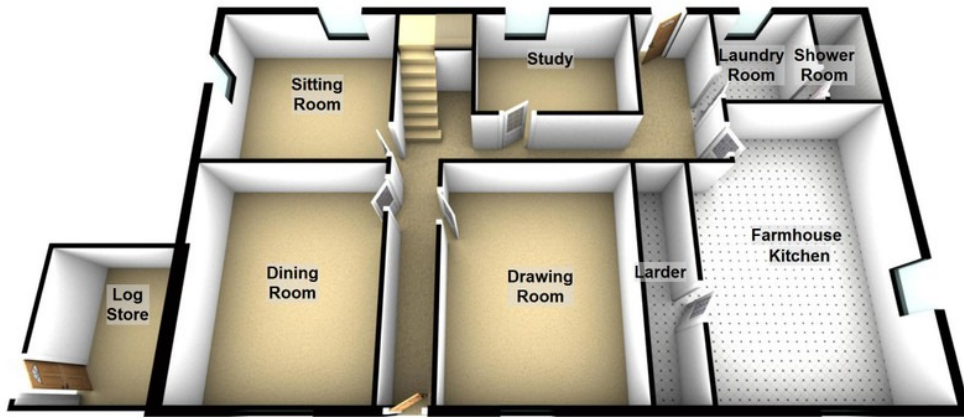
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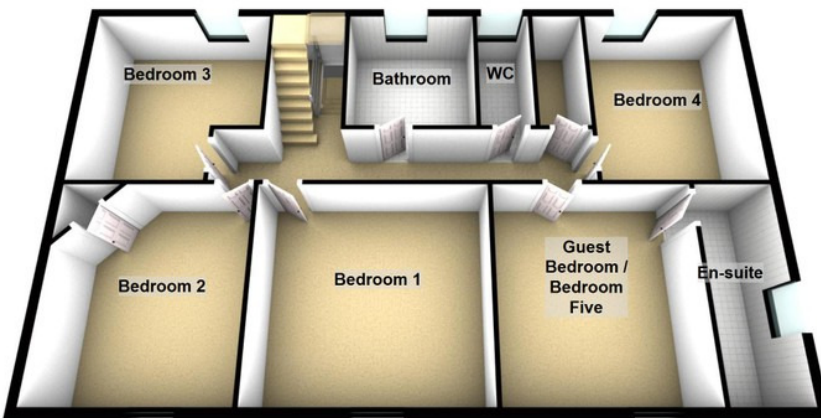
Ground Floor

Approx. 121.7 sq. metres (1309.8 sq. feet)



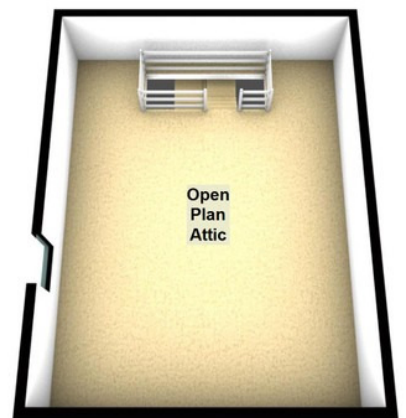
First Floor

Approx. 121.7 sq. metres (1309.5 sq. feet)



Second Floor

Approx. 54.9 sq. metres (590.9 sq. feet)



Total area: approx. 298.2 sq. metres (3210.2 sq. feet)

