



Station House, Broad Lane, Gilberdyke, Brough, East Yorkshire, HU15 2TB

THIS VASTLY EXTENDED VICTORIAN FORMER STATION MASTER'S HOUSE INCLUDES MODERN WORKSHOPS, IDEAL FOR RUNNING A BUSINESS FROM HOME



This extremely versatile property could lend itself to many purposes providing five double bedroom accommodation overall yet designed for multi-generational living. Take a look at the floorplan to fully appreciate the space on offer which includes an outline of the workshops. The property has been vastly yet sympathetically extended retaining the original Victorian character and standing on a substantial plot with in-and-out drive and multiple parking. The village provides excellent local amenities including school, shops, pubs and local railway station and is within easy access of the A63/M62.

Location

Gilberdyke offers a variety of facilities including schooling, recreational and shopping facilities. Gilberdyke has excellent road links to the M62, South Cave and Howden and lies approximately sixteen miles west of the city of Hull. Gilberdyke also has a main railway station.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Main House

Entrance Vestibule

With parquet flooring. Leading to ...

Inner Entrance Hall

With original staircase and understairs storage cupboard.

Living Room

With an inset rustic brick fireplace with woodburning stove and oak flooring.

Dining Room

With rustic brick fireplace and double French doors to the rear garden. Open plan to the ...





Kitchen

With large walk-in pantry. A chimney breast feature houses a range oven. There is a single drainer sink unit and a range of cabinets.

Utility Room

With a range of cabinets, inset sink unit and plumbing for automatic washing machine.

Adjoining W.C. & Store

First Floor

Landing

Bedroom 1

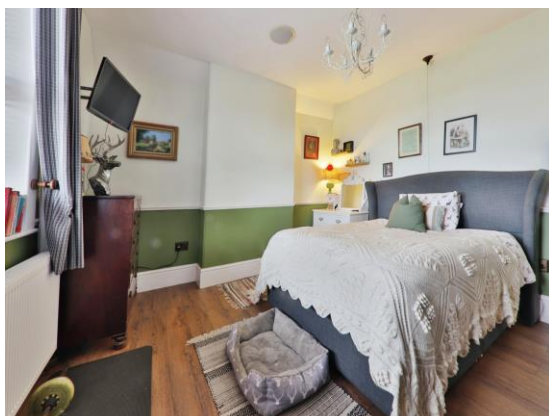
With a range of open wardrobes with shelving.

Bedroom 2

Bedroom 3

Bathroom

Part tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c. plus heated towel rail.



Annexe

Living Room

With feature fireplace, staircase to the first floor and laminate flooring. Open plan to the ...

Dining Kitchen

With double French doors to the rear pergola deck. The kitchen area has a range of fitted cabinets with complementing worktops, single drainer sink unit plus built-in oven and hob.

First Floor

Landing

Annexe Bedroom 4

Annexe Bedroom 5

Including recess with built-in wardrobe.

Bathroom

Half tiled complementing a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level w.c.

Outside

An in-and-out driveway provides good access and multiple parking. The driveway extends to the side of the property. A five bar gate gives access to a long drive that leads to the workshop which can be seen in more detail on the floorplan. The gardens are laid out with many interesting features with good size lawn, kitchen garden, two greenhouses and garden shed.

Services

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

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of sealed unit double glazed windows.

Tenure

The tenure of 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 D.*

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.

Mortgages

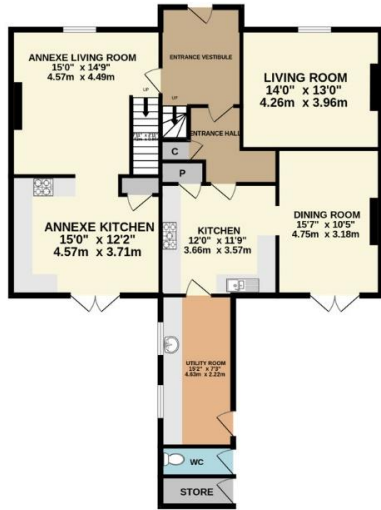
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal

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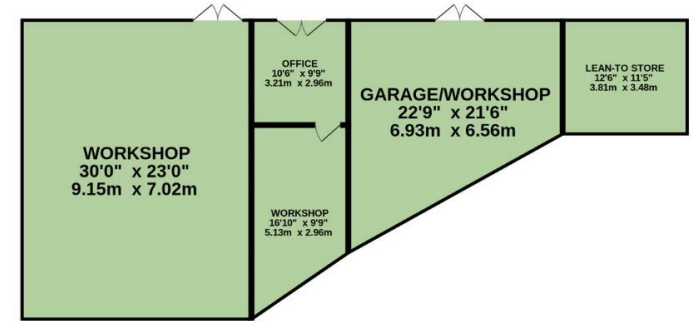
GROUND FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
983 sq.ft. (91.3 sq.m.) approx.



WORKSHOPS
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 2135 sq.ft. (198.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

