



The Maltings, Hornsea Road, Leven, Beverley, East Yorkshire, HU17 5NJ

FINE & COUNTRY

A BEAUTIFULLY PRESENTED AND INCREDIBLY SPACIOUS BARN CONVERSION WITH CHARMING GARDEN IN A POPULAR VILLAGE LOCATION - NO ONWARD CHAIN



Welcome to The Maltings, a stunning detached home that was once part of Kiln Farm on the outskirts of Leven. Situated on Hornsea Road, this magnificent property offers over 3000 SQFT of living space and is accessed via a shared driveway that turns into a private driveway within the garden boundary. Expertly converted, it retains delightful character features such as CEILING BEAMS, NATURAL STONE FLOORS, and EXPOSED BRICKWORK.

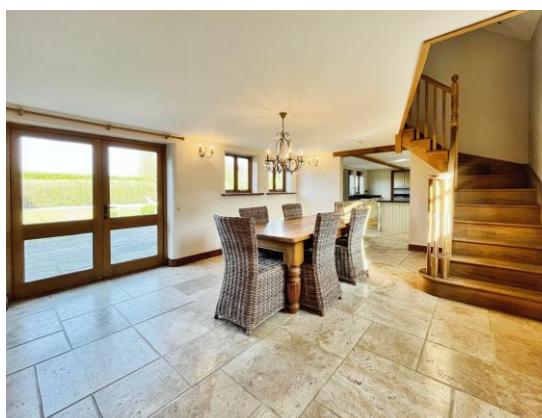
Summary

The ground floor comprises an entrance into a useful **BOOT ROOM** with fitted cabinetry and **CLOAKROOM/WC**, a generous reception hall/snug, a **GUEST BEDROOM** with **EN-SUITE**, a spacious **LIVING ROOM** with a beautiful fireplace and log burner, a grand **DINING ROOM**, and a fabulous **FARMHOUSE-STYLE KITCHEN** with an Aga, separate **PANTRY**, and **UTILITY ROOM**. Upstairs, two staircases lead to generous galleried landings, featuring the **PRINCIPAL BEDROOM** with **EN-SUITE**, three further **BEDROOMS**, a fitted **STUDY**, and the **HOUSE BATHROOM**. The **LAWNS** are beautifully maintained with established borders and a generous stone flagged terrace.

Located at the edge of the village, this home is within easy walking distance of various amenities and provides convenient access to road links towards Beverley, Hull, and the East Yorkshire Coast. The village offers scenic walking and cycling routes, two pubs, a convenience store, and a butcher's shop.

Agent's Thoughts

This spacious detached Barn Conversion is a real delight, immaculately presented and full of character. The beautiful **KITCHEN** is a standout feature. With a variety of reception rooms offering excellent living space, and the ground floor bedroom and wet room adding fantastic versatility, this extraordinary home will appeal to a wide range of buyers. It simply must be viewed to be fully appreciated.





Location

The property is situated in the village of Leven ideally situated between the towns of Hornsea to the east, and Beverley to the south west, both being approximately seven miles in distance. The historic town of Beverley lies approximately 10 miles to the north of the city of Hull and approximately 25 miles south east of York and is generally acknowledged as the main retail shopping centre of the East Yorkshire region outside Hull.

Tenure

The tenure of the property is freehold.

Agents Note

We are informed that access to the property is via a private road shared with The Granary, The Maltings and The Farmhouse.

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 E.*

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.

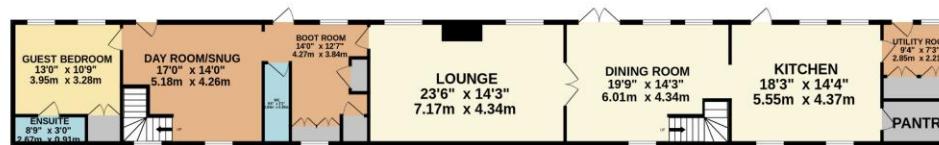
Mortgages

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.

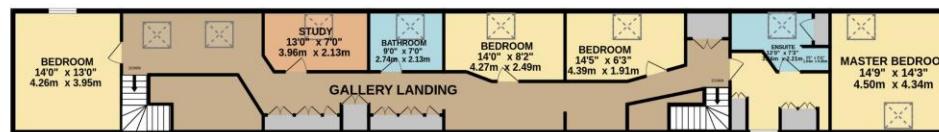
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1575 sq.ft. (146.3 sq.m.) approx.



1ST FLOOR
1584 sq.ft. (147.2 sq.m.) approx.



THE MALTINGS, HORNSEA ROAD, LEVEN

TOTAL FLOOR AREA: 3159 sq ft. (293.5 sq.m.) approx.
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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

