CLUBLEYS

Whin Hill, Main Road

Balkholme, DN14 7XQ

£640,000

THE LOCATION

Balkholme is a hamlet in the civil parish of Kilpin and the East Riding of Yorkshire, England. Balkholme is to the south of the B1230 Howden to Gilberdyke road as it crosses the M62 motorway. Within a short distance from the historic market town of Howden, and Gilberdyke offering local amenities.

THE PROPERTY

Whin Hill is an impressive detached property standing in a rural position on an extensive plot of approx. 1 acre. Offering substantial versatile accommodation arranged over two dwellings this architect designed house was constructed by a private developer to a high end specification which has been enhanced and extended during the current owners occupation both internally and externally. With tree lined boundary to the front of the property and impeccable unobstructed views whilst within the plot. With the huge opportunity to run a business from home' properties of similar nature are rarely available and are not to be missed!

Early inspection is highly recommended.

THE ACCOMMODATION COMPRISES
The accommodation briefly comprises entrance porch, hall, cloakroom, sitting room, sun room, living kitchen, utility room, and study to the ground floor. To the first floor is the master bedroom suite with en-suite and dressing room, three further bedrooms and house bathroom. UPVC double glazed with additional glazing and oak doors fitted throughout. The property enjoys considerable privacy having a dual gated driveway to the front providing parking for numerous vehicles, detached triple garage having adjoining two storey annexe/office. Lawned gardens surround the property which extend towards the grassed paddock. Stunning views over farmland takes advantage of the enviable open aspect.

ENTRANCE PORCH 6'4" x 6'2" (1.94 x 1.89)
UPVC external door leading into entrance porch. Brick built porch with exposed wooden beam. Laminate flooring.

ENTRANCE HALL 6'5" (to 11'2" x 22'2" (1.95 (to 3.40) x 6.75)
Wide and bright entrance hall with oak effect leading to first floor. With access through to kitchen/day room, study, WC, cloakroom storage and sitting room.

KITCHEN / DAY ROOM 10'10" (to 11'7" x 24'8" additional 8'6" x 14'3" (3.30 (to 3.53) x 7.51 additional 2.60 x 4.35)
A fantastic space with dual aspect windows to the front, side and rear. Excellent range of cream traditional style wall and base units with complimenting worktops and upstands, ceramic sink unit with drainer and mixer tap over. With integrated appliances such as dishwasher, fridge freezer, hob and oven with extractor fan over. Breakfast island with base unit cupboards for additional storage. Opening out onto a breakfast area with space for generous dining table.
Day room complete with concealed wiring for surround sound. Recessed spot lighting throughout the whole room.

UTILITY ROOM 8'7" x 8'7" (2.61 x 2.61)
Accessed from the kitchen with space for washing machine and tumble dryer. Pale wall and base units with part tiled walls. With storage cupboards housing under flooring heating system and further controls.

SITTING ROOM 16'1" x 20'1" (4.90 x 6.12)
Multi fuel burner set in brick fireplace with oak beam mantle, TV aerial outlet, window and double opening doors to...

SUN ROOM 22'4" x 13'11" (6.80 x 4.23)
An addition to the original house, unique sunroom with open views across the surrounding land. Space for sizable dining table and large seating area with TV point. Recessed spot lights to the ceiling. Double doors opening to the rear garden. Two electric heaters.

STUDY 8'8" x 8'3" (2.64 x 2.51)
To the front of the house accessed from the reception hall.

WC 4'3" x 6'4" (1.29 x 1.94)
White suite comprising low flush WC and vanity wash hand basin. Vinyl flooring.

FIRST FLOOR

LANDING
Hatch to loft space.

MASTER BEDROOM 11'7" x 18'8" (3.53 x 5.70)
To the front of the property with recessed wardrobe storage / cupboard. Two ceiling fans and air con system installed. Access through to the dressing room and en-suite shower room.

DRESSING ROOM 8'7" x 13'9" (2.61 x 4.20)
With fitted furniture compromising of 1 x triple wardrobe and 1 x double wardrobe. 12 deep storage drawers and shelving. Sloping ceiling. Side aspect with views across the land.

ENSUITE 7'11" x 5'10" (2.42 x 1.77)
White suite compromising of modern white moulded sink with grey vanity drawers for storage, low level WC, corner shower units with waterfall shower and hand held rail. Tiled walls and floors. Recessed spot lights, chrome towel radiators. Wall unit with mirrors and side lighting. Extractor fan.

BEDROOM TWO 14'6" x 8'10" (4.41 x 2.69)
To the front of the property with recessed wardrobe cupboards. TV point.

BEDROOM THREE 10'8" x 12'4" (3.26 x 3.77)
To the front of the property with recessed wardrobe cupboards. TV point.

FAMILY BATHROOM 8'6" x 7'11" (2.60 x 2.41)
Panelled 'L' shaped bath with over head electric shower over and glass shower screen. Low level WC, wash hand basin. Vinyl flooring, part tiled to walls. Large chrome towel radiator. Extractor fan.

BEDROOM FOUR 11'11" x 10'11" (3.63 x 3.33)
To the rear. TV point.

EXTERNAL
To the front of the plot there are lawned area either side of a block paved entrance with dual electric gates which lead into the large sweeping drive with video entrance, alarm, CCTV and security lighting.

Driveway laid with grey gravel offering a substantial amount of parking.

To the right hand side there is a lawn area with timber fencing to the side boundary, additional brick wall with gate leading into rear garden. To the left of the driveway is a further lawned area with timber fencing to the boundary line, potential to be used as a paddock with the addition of a large shed/summer house.

To the rear of the property there is a wooden fence marking the boundary with an additional fence surrounding the drainage system. Further generous secure and private garden with wooden framed pergola designed for a hot tub.

Three generous garages, consisting of one single and two double with electric rolling doors with remote system, storage to ceiling power and lighting. Security lighting.

OFFICE / POSSIBLE ANNEX 17'10" x 23'11" (5.43 x 7.29)
The detached purpose annex / office has the potential to be converted to provide self contained residential accommodation, business premises, home office space or holiday let (subject to relevant planning consent) arranged over two floors. With side entrance, sliding doors to the front aspect, window to side, electric heating, access through to...

SECOND OFFICE 17'10" x 12'6" (5.43 x 3.82)
Window to side. Staircase leading to first floor accommodation. Access to...

WC
Pedestal hand wash basin with low level WC. Under stairs storage cupboard.

FIRST FLOOR

GAMES ROOM / GYM 17'10" x 36'5" (5.43 x 11.11)
Running the length of the dwelling, large open space with window to far end overlooking grounds and scenery. With storage to eaves. Sloping ceiling.

ADDITIONAL INFORMATION

SERVICES
With mains electricity, water and air source heat pump heating system. Sewage treatment plant drainage system supplies the property. Installed with 'Superfast broadband' direct to the study.

APPLIANCES
No appliances have been tested by the agents.

LOCAL AUTHORITY
East Riding of Yorkshire Council

TENURE
Freehold

VIEWING
By appointment with the agent.

OPENING HOURS
9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY
Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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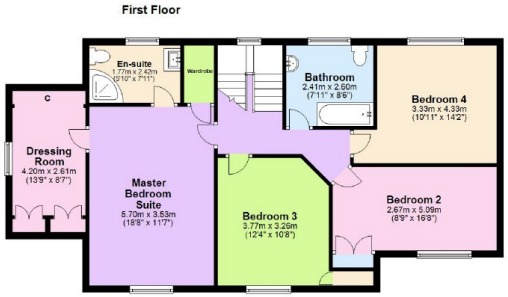
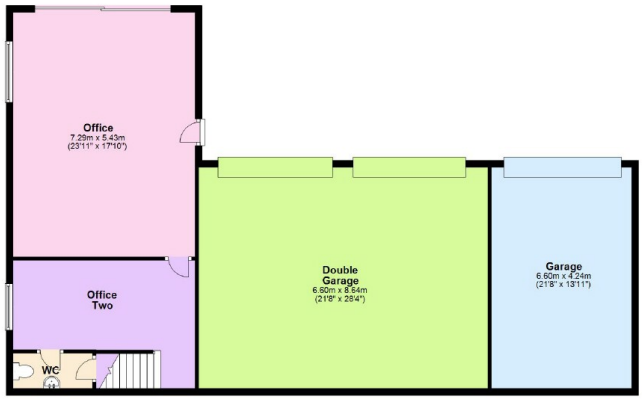
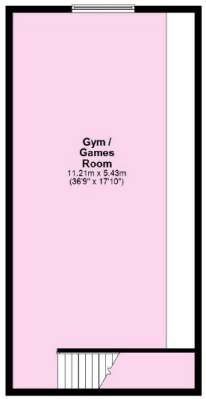
MORTGAGES
We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.
A broker fee of £199 will be charged on application.
Your home may be repossessed if you do not keep up repayments on your mortgage.
Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.

Floor Plan

This plan is for illustrative purposes only







Total area: approx. 436.8 sq. metres (4702.2 sq. feet)

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