

HUNTERS®

HERE TO GET *you* THERE



Mill Lane

Bishop Burton, HU17 8QT

Offers In The Region Of £399,950



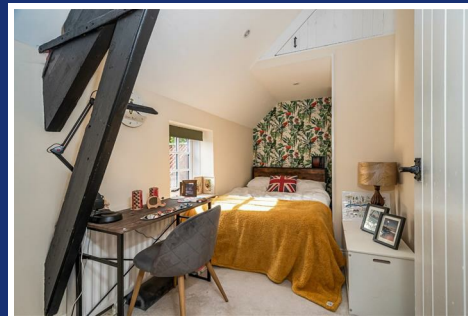
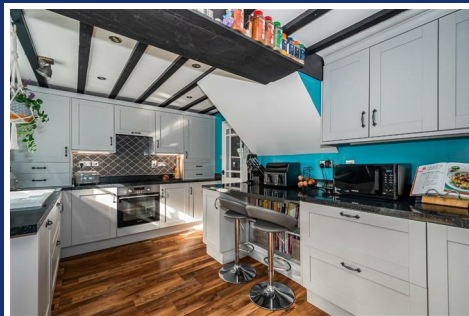
Council Tax:



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Entrance Hall

Composite front door, wooden beams, laminate laid wood style flooring, stairs to first floor landing, radiator and power points.

Study/Snug

UPVC double glazed window to the front aspect, storage cupboard, radiator and power points.

Lounge

UPVC double glazed window to the front aspect, wooden beams, log burner, radiator, TV point and power points.

Kitchen/Diner

UPVC double glazed window to the rear aspect, French doors onto garden, laminate wood style flooring, range of wall and base units with roll top work surfaces, tiled splash back, Belfast sink, under counter lights, plumbed for washing machine, integrated dishwasher, space for fridge, electric oven, induction electric hob, radiator, extractor fan, TV point and power points.

First Floor Landing

UPVC double glazed window to the rear aspect, wooden beams, radiator and power points.

Bedroom One

UPVC double glazed windows to the front and side aspects, wooden beams, mezzanine storage cupboard, radiator and power points.

Bedroom Two

UPVC double glazed window to the rear aspect, mezzanine storage cupboard, radiator and power points.

Bedroom Three

UPVC double glazed window to the front aspect, wooden beams, mezzanine, radiator and power points.

Bathroom

UPVC double glazed privacy glass window to the rear aspect, tiled walls, tiled flooring, under floor heating, roll top bath with mixer taps and shower attachment, walk in double shower, low flush WC, wash hand basin with pedestal and heated towel rail.

Orangrey

Timber windows to the side and rear aspects, wooden double glazed French doors to the side and radiator.

Garden

Mainly laid to lawn with plant and shrub borders, side access, patio area, brick built outhouse, coal store, summer house, outside tap and outside lighting.

Parking

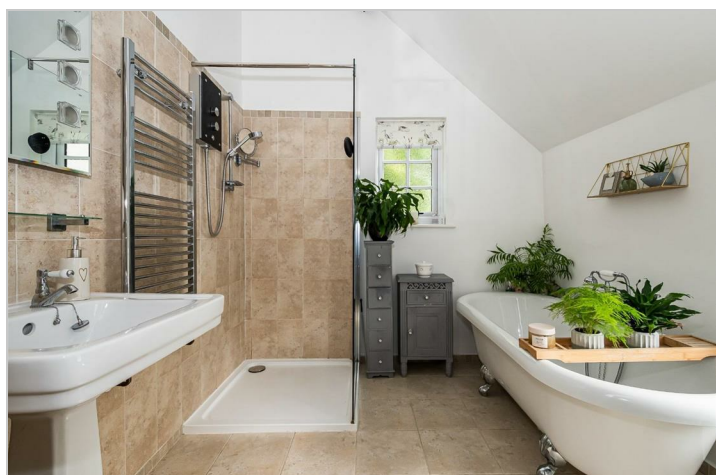
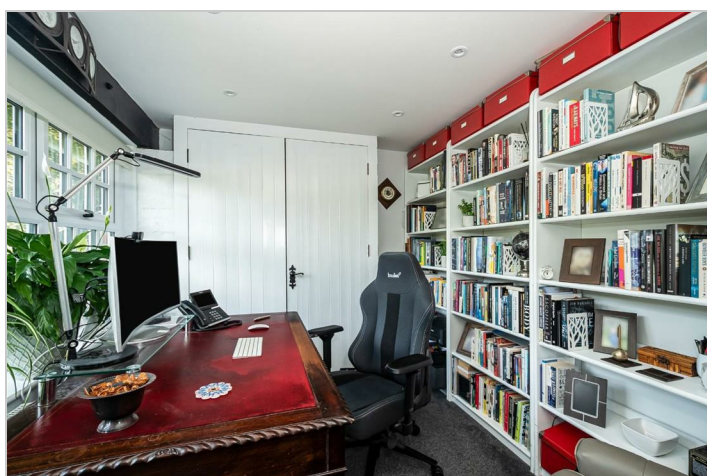
Driveway to the front.

This charming barn conversion, nestled in the highly desirable village of Bishop Burton, was once the grain store for the neighbouring windmill. Since its conversion, Granary Cottage has had only two careful owners, each preserving its unique character while enhancing its warmth and tranquillity. This delightful three-bedroom home is an inviting retreat, offering a peaceful haven to unwind after a busy day. The moment you step through the front door, you are embraced by a sense of comfort and belonging—a feeling that Granary Cottage delivers every time.

Just a short stroll down the lane, the heart of the village awaits. Feed the ducks by the pond or enjoy a leisurely lunch at The Altisidora, the welcoming local pub. A village shop provides everyday essentials, while the historic market town of Beverley, just 4.5 miles away, offers a wider array of amenities and excellent road links to surrounding areas.

Inside, the home is thoughtfully laid out, beginning with an entrance hall that leads to a cosy living room, which flows into an adjoining conservatory. The well-appointed kitchen and dining area open onto the garden, creating a perfect space for both everyday living and entertaining. A versatile office or snug completes the ground floor. Upstairs, three inviting bedrooms and a family bathroom sit off the first-floor landing, providing comfort and practicality in equal measure.

Outside, a private rear garden offers a lovely space to relax, while the front provides off-road parking with a driveway. Full of character and charm, Granary Cottage must be seen in person to be truly appreciated. Viewings are highly recommended.



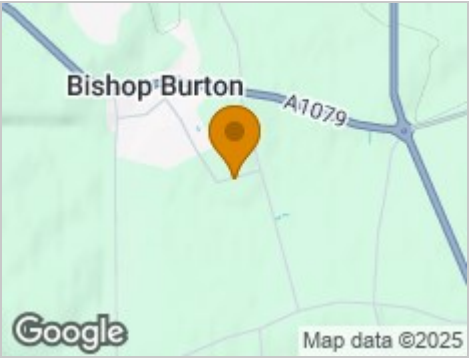
Road Map



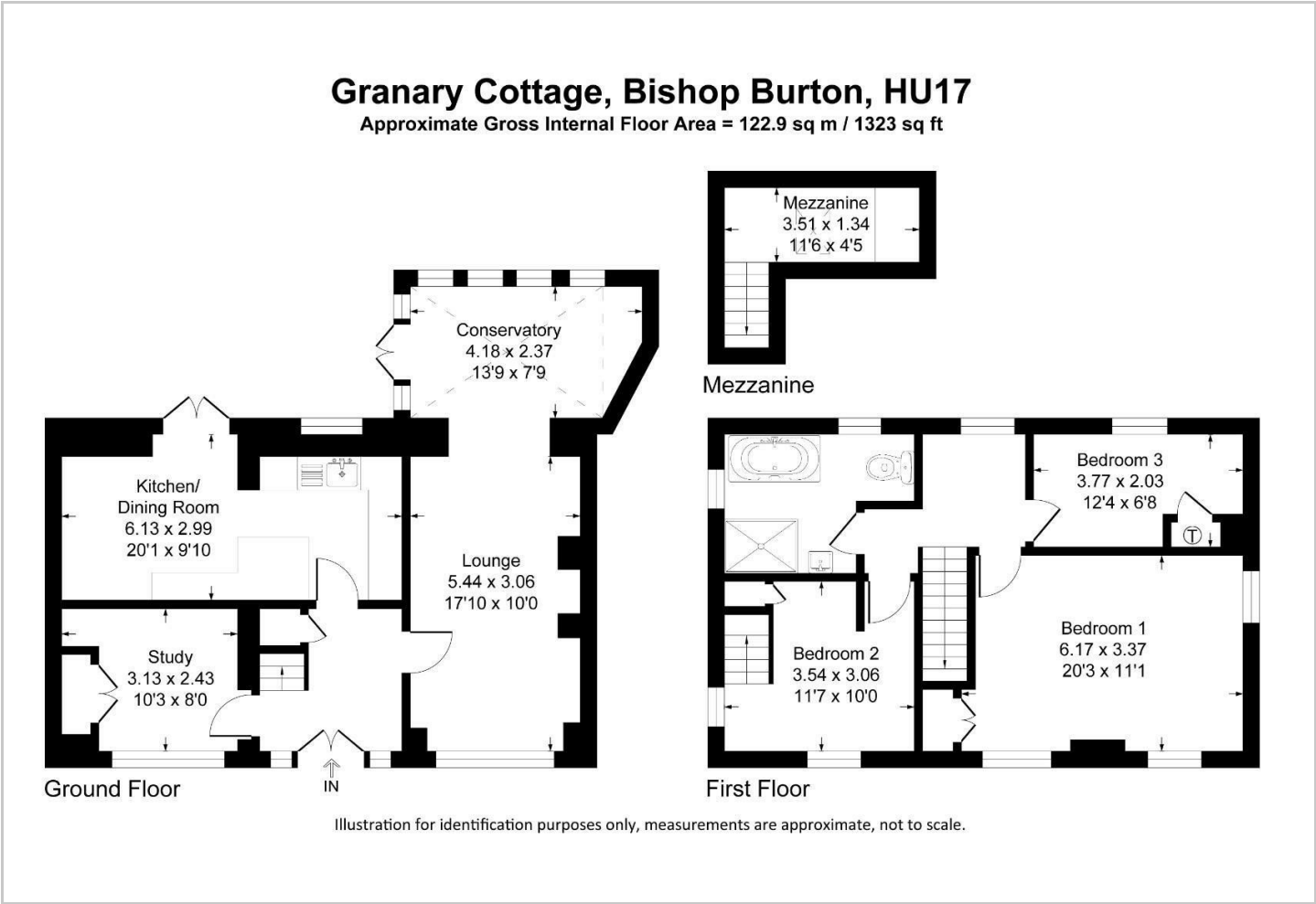
Hybrid Map



Terrain Map



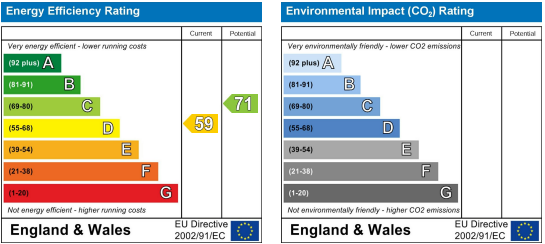
Floor Plan



Viewing

Please contact our Hunters Beverley Office on 01482 861411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.