



Church Mouse Barn, Rectory Close Nafferton, YO25 4JA

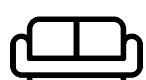
Asking Price £490,000



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DESCRIPTION

Nestled in one of Nafferton's most desirable locations, this substantial and unique semi-detached property offers an exceptional blend of character, charm, and versatility. Whether you're seeking a home for multi-generational living or simply desire expansive living spaces, this beautifully presented residence is sure to impress.

Upon entering, you are welcomed by a grand entrance hall, a striking space that could easily function as a snug or additional reception room. The sweeping staircase adds an elegant focal point while setting the tone for the rest of the home. From here, step into the generously sized lounge, an impressive room with twin arched feature windows framing serene garden views.

The kitchen and breakfast room is both spacious and functional, boasting ample cupboard storage and a range of integrated appliances. There's room here for a family dining table or to transform the area into an open-plan living space. Additional storage solutions are offered with an adjoining pantry and separate storage room.

On the opposite side of the property, a versatile double bedroom currently serves as a music room. There's also a study, a fully tiled shower room with a modern three-piece suite, and a snug featuring a second staircase leading to the upper floor.

Ascending the main staircase, you'll find a stunning galleried landing leading to the luxurious master bedroom. This room boasts two walk-in wardrobes and an en suite bathroom with a four-piece suite. Two further generously sized bedrooms, each with walk-in wardrobes, and a family bathroom complete this floor. The secondary staircase provides access to two spacious attic rooms, ideal for hobbies or additional storage.

Outside, the property offers a low-maintenance gated rear yard suitable for vehicle storage, an enclosed walled garden, and a well-maintained front garden with gravelled parking for multiple vehicles. Ready to move into and lovingly maintained, this stunning home offers unparalleled charm!

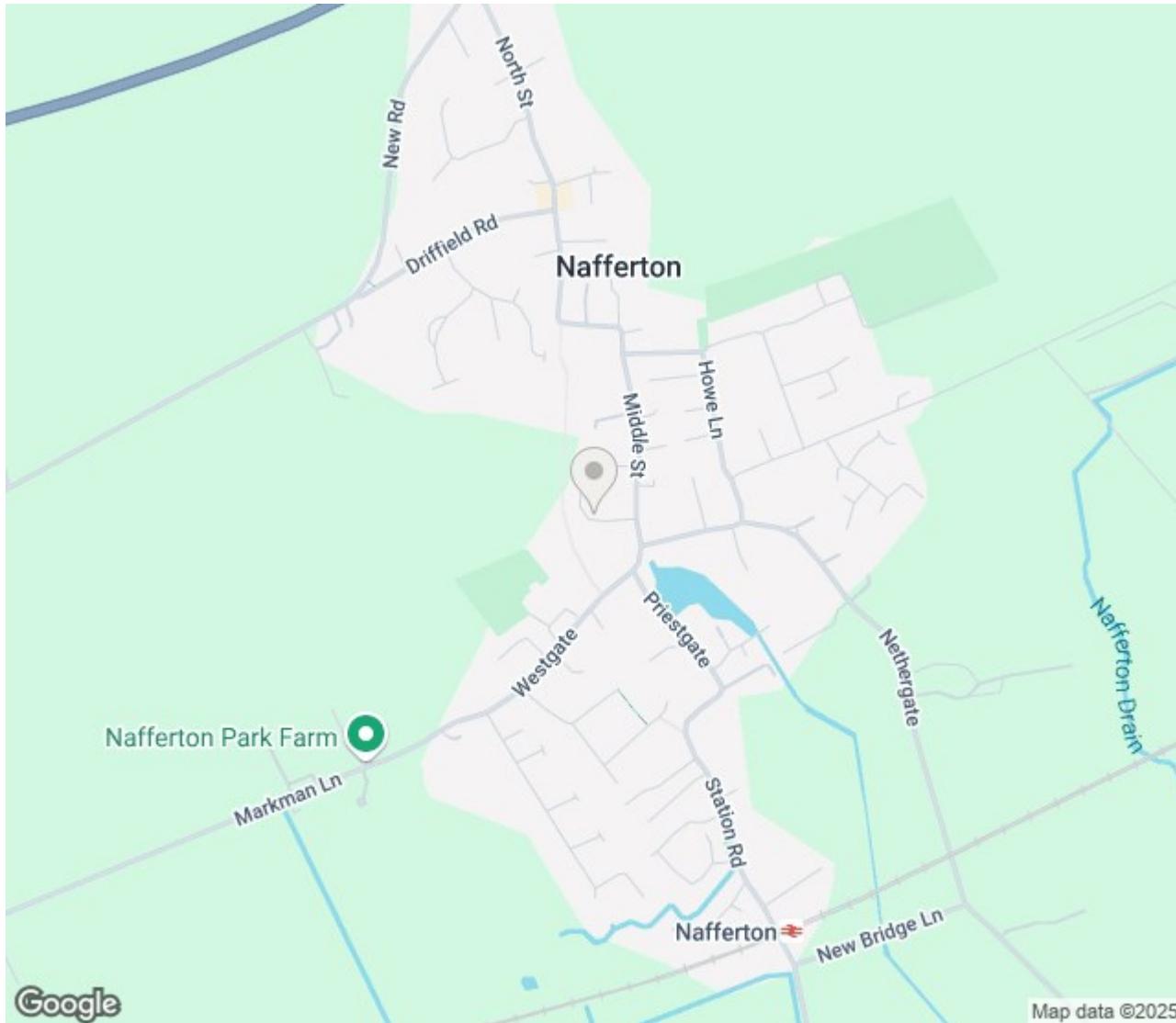












ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	78	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

27 Quay Road, Bridlington, YO15 2AR | 01262 674252 | bridlington@hunters.com



Approximate total area⁽¹⁾

2985.17 ft²

277.33 m²

Reduced headroom

90.84 ft²

8.44 m²



(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1