



HUNTERS[®]
HERE TO GET *you* THERE

Holly Cottage High Street, Barmby-On-The-Marsh, Goole,
DN14 7HT

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Asking Price £375,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this unique four bedroom detached property situated within the popular village of Barmby on the Marsh. The property benefits from gas central heating, UPVC double glazing and briefly comprises a spacious entrance hall, lounge, open plan kitchen/dining room which is perfect for entertaining and snug with log burning stove to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a family bathroom. To the front of the property there is a graveled driveway with parking for several vehicles To the rear of the property there is an Astro turfed garden with patio area and fencing around the perimeter. The garage has been converted and has two bedrooms. To property also comes with a second driveway with parking for ample vehicles at the back of the property. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Barmby on the Marsh is a small village within East Yorkshire with a small primary school, church and pub, country walks and a cycle track to York. The village lies approximately 4 miles west of the MarketTown of Howden which has a direct train link to London and offers many local amenities such as shops, pubs, restaurants, schools etc. 22 miles to York City Centre, 40 miles to Leeds City Centre, 29 miles to Hull City Centre making it conveniently located for commuting. Excellent access to the M62, M18 and A1/M1 links.

DIRECTIONS

From M62 junction 37 take the A19 in the York direction, take the A63 turn to Howden, continue along this road until reaching the left turning to Knedlington, Asselby and Barmby. Continue along this road until reaching the village of Barmby on the Marsh. Continue on High Street where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type;
Council Tax Banding; D
EPC Rating : C

AGENT NOTE

The property has been renovated and is 90% complete.

To finish, it will require the following

Downstairs toilet

Porch to side and porch to front of house (doors and windows have already been purchased for these)

Electrics inside the porches

Rendering to the rear of the house

Gardens to be landscaped

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Approximate Area = 1339 sq ft / 124.3 sq m

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 224 sq ft / 20.8 sq m

Outbuilding = 260 sq ft / 24.1 sq m

Total = 1882 sq ft / 174.6 sq m

Denotes restricted
head height

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Hunters Property Group. REF: 1447384

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	83
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
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