

# STARKBRIDGE FARM STARKBRIDGE LANE SYKEHOUSE, DN14 9AZ

(J6 M18 - 6 miles) (Goole - 8 miles) (Thorne - 7 miles)

## FOR SALE - OFFERS IN THE REGION OF £675,000



- A Prominent Detached Double Fronted Farmhouse
- 2 Reception Rooms, Kitchen, 4 Bedrooms & Bathroom
- Substantial Range of Former Farm Buildings in Fold Yard Setting
- Popular Rural Village Location
- Extensive Potential and Inspection Recommended to appreciate the accommodation and buildings available.
- In all 1 Acre or thereabouts

### Selling Agents

Townend Clegg Agriculture  
Bishops Manor  
Market Place  
Howden  
DN14 7BL

Tel: 01430 331333

Email: [charles.clegg@townendcleggagriculture.co.uk](mailto:charles.clegg@townendcleggagriculture.co.uk)

## General Remarks and Stipulations

### **Location**

Starkbridge Farm, Starkbridge Lane, Sykehouse, Goole, East Yorkshire, Dn14 9AZ is situated in the middle of the rural village of Sykehouse and is 6 miles from J6 of the M62, 8 miles south-west of Goole and 7 miles north of Thorne. The property will be found when in the middle of Sykehouse by turning into Starkbridge Lane and the property is at the junction of Starkbridge Lane and Bate Lane

### **Description**

The property comprises a former farm Homestead of Prominent 4 Bedroom Detached Double Fronted Farmhouse, range of former farm buildings (re-roofed 15 years ago) and set out in Fold Yard Setting, Dutch Barn, Domestic Gardens and useful Yard Area in all 1 Acre or thereabouts

The site enjoys shared vehicular gated access off Starkbridge Lane and Bate Lane. Updating required but excellent potential and inspection is recommended to appreciate the extent of accommodation and buildings available.



The House Accommodation comprises:-

#### ***Entrance and Central Passage***

Having leaded effect PVCu double glazed door.

#### ***Dining Room*** - 15' 0" x 14' 10" (4.57m x 4.52m) to extremes

Having front PVCu double glazed window, side timber sash window, ceiling beam, picture rail, reconstructed open brick fireplace, 2 central heating radiators and laminate floor covering.

#### ***Living Room*** - 15' 0" x 11' 0" (4.57m x 3.35m) to extremes

Having PVCu double glazed window, open tiled fireplace, ceiling coving, central heating radiator and carpeting.



#### ***Kitchen*** - 15' 8" x 14' 1" (4.78m x 4.29m)

Having PVCu double glazed door, 2 PVCu double glazed windows, multi-beamed ceiling, range of fitted units of sink unit set in laminated working surface with electric hob and with cupboards and drawers under, central heating radiator and tiled floor!

#### ***Side Entrance/Utility Room*** - 20' 10" x 8' 7" (6.35m x 2.62m)

Having 2 PVCu double glazed door and several PVCu double glazed windows, tiled floor.



### **Lobby**

With under-stairs stores off and quarry tiled floor.

### **Dairy Room - 15' 11" x 7' 1" (4.85m x 2.16m)**

Having PVCu double glazed window.

### **Staircases**

The two staircases from the front and dairy area lead to the Landings and to:  
radiator and carpeting.

### **Front Bedroom - 15' 1" x 14' 10" (4.6m x 4.52m) to extremes**

Having UPVC double glazed window, picture rail, antique fireplace, central heating

### **2nd Front Bedroom - 15' 0" x 15' 0" (4.57m x 4.57m)**

Having PCVU double glazed window, range of fitted wardrobes, central heating radiator and carpeting and lobby off -  
5' 4" x 4' 10" (1.63m x 1.47m)

### **3rd Rear Bedroom - 12' 10" x 7' 11" (3.91m x 2.41m)**

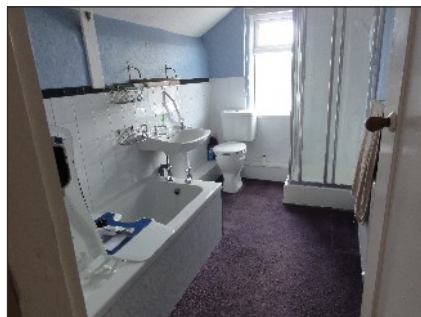
Having PVCu double glazed window, airing cupboard housing cylinder with immersion heater and carpeting.

### **4th Rear Bedroom - 16' 3" x 7' 3" (4.95m x 2.21m)**

Having 2 PVCu double glazed windows, central heating radiator and carpeting.

### **Bathroom - 11' 0" x 6' 0" (3.35m x 1.83m)**

Having PVCu double glazed window, white suite of panelled bath, shower cubicle with TRITON QVENO electric shower, pedestal wash basin and W. C., central heating radiator and carpeting.



### **Domestic Gardens & Outbuildings**

To the front of the property is a good sized lawn garden area.

A further good size lawn garden area at the side of the house.

Rear Gravelled Parking Area suitable for several vehicles.



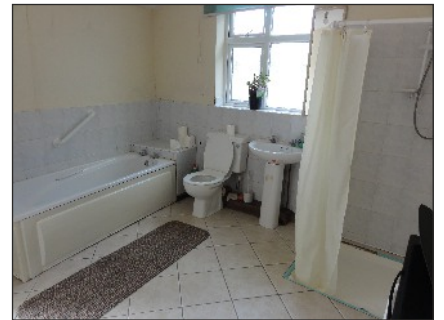
Immediately adjoining this area is a **Former Farm Building** with new roof (15 years) comprising:

**Potential Games/Changing Room** - 28' 4" x 8' 1" (8.64m x 2.46m)

Having PVCu double glazed door, 4 PVCu double glazed windows, 2 central heating radiators and carpeting.

**Adjoining Bathroom/Wet Room** - 10' 9" x 10' 5" (3.28m x 3.18m)

Having PVCu double glazed door, PVCu double glazed window, suite of panelled bath, wash basin and W.C. and shower tray, tiled floor.



### **Former Farm Buildings**

Access off Bate Lane via electronically operated metal gates gives access to the rear of the property and the open 5 Bay Dutch Barn.

Access off Starkbridge Lane also via electronically operated metal gates gives access to the useful storage area and the side of one of the barns.

NB The owner of the adjoining property has a right of access through the above 2 pairs of gates to access his land to the rear and buildings to the side and rear.



Immediately to the side of the house is the former fold yard area bordered to 2 sides by the Barns and with loose boxes off.



The Barns which are 2 storey height and all have been re-roofed (15 years ago) comprise:

**Eastern Barn** - 50' 0" x 18' 0" (15.24m x 5.49m) and 17' 6" (5.33m) to apex  
Having concrete floor and electrics and remote control roller shutter door to one side and small door to the fold yard area.

**Northern Barn 1** - 36' 9" x 18' 3" (11.2m x 5.56m) and 17' 6" (5.33m) to apex  
Accessed from the fold yard with solid floor and electrics.

**Northern Barn 2** - 21' 6" x 18' 3" (6.55m x 5.56m) and 17' 6" (5.33m) to apex  
Accessed from the fold yard with solid floor and electrics and containing diesel fuel tank.



### **Overage**

The property is sold subject to an Overage whereby should Planning Permission be obtained on the land for a residential dwelling then the seller will be entitled to 50% of the uplift in value caused by the Planning Permission.

### **Plan**

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

### **Services**

Mains services of water and electricity are installed.

Drainage is to a septic tank.

Oil Central Heating system served by the boiler just behind the house.

None of the services or associated appliances have been checked or tested.

### **Council Tax**

East Riding of Yorkshire Council . Council Tax Band 'D'

### **Offer Procedure**

If you are interested in this Property and wish to make an Offer then this should be made to Townend Clegg Agriculture office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

**Plan**

The property is shown on the attached plan edged red and hatched yellow, for identification purposes only.

**Services**

Mains services of Water, Electricity and Drainage are installed. Central heating is provided by the oil central heating boiler in the utility room. None of the services or associated appliances have been checked or tested.

**Viewings**

If you require any further information or wish to view this property please contact the Selling Agents, Townend Clegg Agriculture, Bishops Manor, Howden, DN 14 7BL 01430 331333 or email: charles.clegg@townendcleggagriculture.co.uk

**Energy Performance Graph**

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E		
21-38	F	37 F	
1-20	G		

**Floor Plans**

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

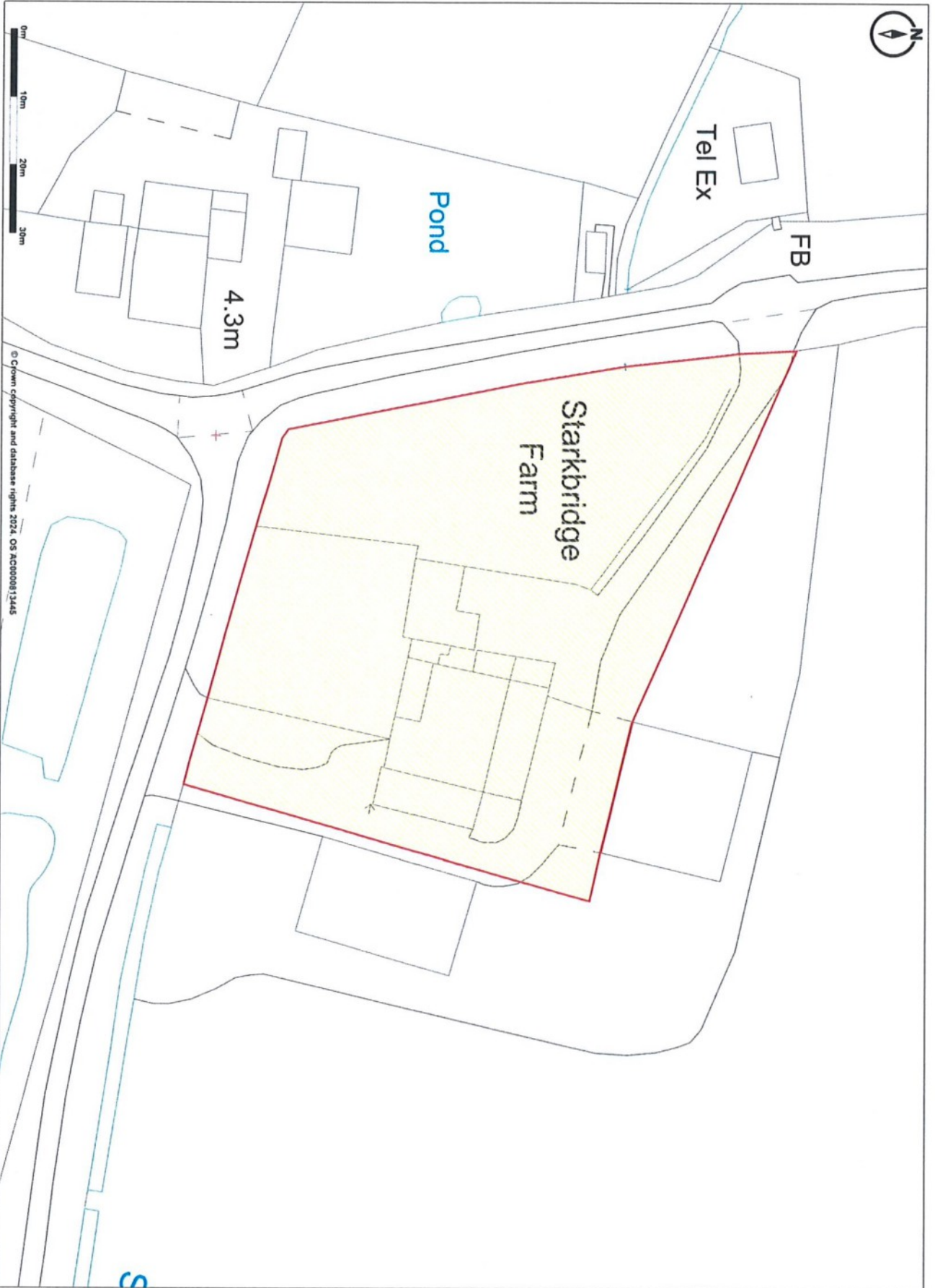


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