

**THE OLDE STRAW BARN**  
**2 BEECH TREE MEWS**  
**BARMBY ON THE MARSH, DN14 7HQ**  
(Howden 4 miles)

**TO LET - £850 PCM**



- A Detached House
- Lounge-Diner, Fitted Kitchen & Conservatory
- 3 Bedrooms & Bathroom
- Rural Village Location

**Letting Agents**

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## General Remarks and Stipulations

### **Location**

The Olde Straw Barn is situated in the small rural village of Barmby and is 4 miles west of Howden and access to the M62 motorway.

The property is approached from Howden by leaving west and proceeding straight across Knedlington crossroads and then through the village of Asselby and then to Barmby. On entering Barmby, 2 Beech Tree Mews is on the right and the property is straight in front of you.

### **Description**

The property offers an opportunity to take a pleasant detached house on the edge of this rural village. The property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises a 22ft lounge/diner, fitted kitchen, conservatory, three bedrooms and a bathroom. Outside there are gravelled gardens.

Accommodation comprises:-

**Lounge/Diner** - 22'0" x 14'4" (6.71m x 4.37m) having brown UPVC double glazed entrance door, brown UPVC double glazed windows with blinds, two central heating radiators, carpeting and double doors opening onto:

**Conservatory** - 8'6" x 8'5" (2.59m x 2.57m) having brown UPVC double glazed windows and French Doors opening onto the rear, central heating radiator and carpeting.

**Kitchen** - 14'4" x 9'3" (4.37m x 2.82m) having dual aspect UPVC double glazed windows, a range of fitted units comprising one and a half bowl sink unit set in laminated working surface with cupboards and drawers under and incorporating built-in fridge, freezer, dishwasher and automatic washing machine, integrated Siemens 4 ring ceramic hob with extractor over, AEG electric oven and AEG grill, with matching wall units. A Glow-Worm gas central heating boiler, central heating radiator and carpeting.

**Staircase** - open tread staircase from the Lounge/Diner leads to a **Landing** having cylinder with immersion heater and carpeting, leading to:-

**Master Bedroom** - 14'4" x 9'2" (4.37m x 2.79m) having three UPVC double glazed windows with blinds, central heating radiator and carpeting.

**2nd Rear Bedroom** - 13'5" x 5'5" (4.09m x 1.65m) having UPVC double glazed window, central heating radiator and carpeting.

**3rd Front Bedroom** - 10'3" x 8'5" (3.12m x 2.57m) having UPVC double glazed window, central heating radiator and carpeting.

**Bathroom** - 9'11" x 5'2" (3.02m x 1.57m) having UPVC double glazed window, white suite comprising panelled bath with TRITON electric shower, pedestal wash basin and w.c. Central heating radiator and carpeting.







**Outside**

The Front Garden has shared access from High Street and leads to a gravelled area offering parking for two vehicles. The Rear and Side Garden are also gravelled with a patio area and two timber sheds.

**Services**

There are mains water, electricity and gas supplies to the property. Drainage is to a sealed pit.

**Council Tax**

East Riding of Yorkshire Council  
Council Tax Band 'D'

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Graphs**

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

**Terms and Conditions**

The property is available to rent immediately on a 12 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Howden Office.



**Rent and Bond**

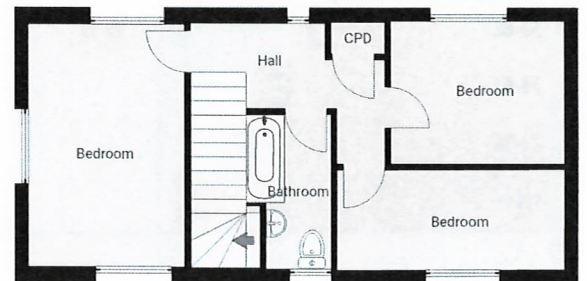
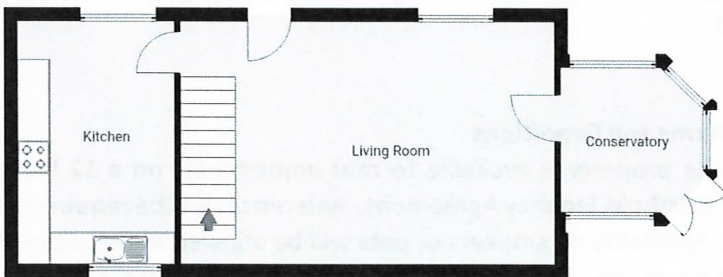
Rent: £850 per calendar month payable in advance.  
Bond: £1,150 payable on the signing of the Agreement.

**Viewing**

Should you wish to view this property or require any additional information, please ring our Howden Office on (01430) 432211.







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.



**Important Notice**

- Townend Clegg Agriculture for themselves and the Vendors of this property, whose agents they are, give notice that:
- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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