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To view this property please contact
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Town End Farm, North Marine Road Flamborough

EQUESTRIAN DREAM PROPERTY IN THE PICTURESQUE VILLAGE OF FLAMBOROUGH

A rare opportunity to purchase a property like this. The house briefly comprises Porch, Entrance Hall, Lounge, Conservatory, Kitchen, Dining Area, downstairs Shower Room, 4 Bedrooms 1 with En-Suite Shower Room, House Bathroom, Gas Central Heating and Double Glazing. Outside 9 Stables, Tack Room, Outdoor Riding Arena, 12 Acres, Large Garage, Large Store Rooms and Ample Parking. This property has huge potential for a number of opportunities.

£599,000

www.ddlgestates.co.uk

Porch

0.91m x 1.59m (3'0" x 5'3")

UPVC entrance door and timber door opening onto:-

Entrance Hall

3.56m x 3.00m (11'8" x 9'10")

Laminate flooring and coved ceiling.

Lounge

7.28m x 3.61m (23'11" x 11'10")

Multi fuel fire in feature stone surround teak mantel piece, coved ceiling, LED downlights, TV & Telephone point, UPVC timber framed sliding patio doors and UPVC double glazed window to the front aspect.

**Conservatory**

3.32m x 3.45m (10'11" x 11'4")

Tiled flooring with under floor heating and UPVC patio doors opening onto the rear garden.

Kitchen

5.67m x 3.04m (18'7" x 10'0")

Fitted with extensive floor and wall cupboards, integrated appliances to include, fridge/freezer, dishwasher, space for range cooker with extractor hood over, 1 ½ bowl sink with mixer tap over, cupboard housing green high flow 440 cdi central heating boiler, UPVC double glazed windows to front and side aspect, LED downlights and archway leading to:-

**Dining Area**

3.09 x 3.01 (10'2" x 9'11")

Coved ceiling, LED downlights, UPVC double glazed window to the front and side aspect.

**Shower Room**

2.11m x 0.90m (6'11" x 2'11")

Enclosed shower cubical with mains plumbed in shower, vanity wash hand basin, low flush WC, ladder heated towel warmer and UPVC double glazed opaque window to the rear aspect.

First Floor

Loft hatch with pull down ladder, half boarded and electric light.

Bedroom One

2.97m x 4.10m (9'9" x 13'5")

To face of fitted wardrobes, coved ceiling, LED downlights, extensive range of fitted wardrobes and drawers by Crown, TV point and UPVC double glazed window to the front aspect and arch leading to the:-

**En-suite**

1.66m x 1.89m (5'5" x 6'2")

Enclosed shower cubical with mains plumbed in shower, vanity wash hand basin, low flush WC & UPVC double glazed opaque window to the front aspect.

Bedroom Two

4.75m x 3.09m (15'7" x 10'2")

Coved ceiling, TV point, LED downlights and UPVC double glazed window to rear aspect with stunning views looking over fields and stables.

Bedroom Three

3.09m x 3.74m (10'2" x 12'3")

Coved ceiling, LED downlights, TV point, UPVC double glazed window to the rear aspect.

**Bedroom Four**

3.01m x 2.98m (9'11" x 9'9")

Coved ceiling, LED downlights, TV point, UPVC double glazed window to the front aspect.

**Bathroom**

3.09m x 2.98m (10'2" x 9'9")

Enclosed bath with push button auto fill mixer tap and shower attachment, vanity wash hand basin, wall mounted WC, chrome ladder heated towel warmer, LED spot lights, coved ceiling and UPVC double glazed opaque window to the rear aspect.

**Outside**

To the house is a mature stocked front and back garden. In addition offering 9 Stables, 7 stables 12' x 12', 2 stables 16' x 12', Tack Room, 12 Acres, Large Garage approx 29' x 20' , Large Store Room approx 40 'x 12' and ample parking. The land has been split into 4 Paddocks, rest paddock to turn out when mucking out stables, haylage area approx 5 acre's outside arena with sand based topped with rubber.

