Linton House Main Street, Asselby

Offers Over £495,000

- Charming Family Home
- 19th Century Grade II Listed
- 2 Reception Rooms
- Large Family Style Kitchen
- Utility Room & Boot Room/Shower/wc
- 3 Bedrooms to First Floor
- 4th Bedroom to Second Floor
- Grounds of Just Over 1/4 Acre
- Detached Garage

UNEXPECTEDLY BACK ON THE MARKET DUE TO THE LOWER CHAIN FALLING THROUGH

A substantial and charming detached family residence of significantly appeal, enjoying accommodation over three floors extending to 2,100 square feet within grounds of 0.26 acres.

Linton House is a double fronted 19th Century Grade II listed property which over the years has been considerably extended and sympathetically enhanced providing a wealth of character with original features. In summary, the works include a farmhouse style kitchen, new house bathroom, loft conversion into a fourth bedroom or home office, single detached garage built in 2009 and new central heating boiler. Furthermore, in 2022 permitted planning consent was granted for a single storey extension to create a master en suite and walk in dressing room. Please note this has now lapsed.

This classic family residence offers extensive and flexible accommodation, with up to four bedrooms, two reception rooms, a large family kitchen in addition to a utility utility and boot room with shower and w.c. The majority of rooms are of near perfect proportions, many with just the right balance of period features and modern fittings

The present owners have significantly enhanced the property in recent years, refurbishing the majority of rooms whilst retaining the period features which set the building apart. This is a good sized property perfectly suited to a growing family, with a room for every occasion, all with unique characteristics.

A beautiful and quirky staircase splits into two directions onto two separate landings providing access to the first floor accommodation. To the front of the property is the master bedroom having a range of full width built in wardrobes providing excellent storage space. The second bedroom is equally as impressive, having two built in storage cupboards and understairs storage beneath the secondary staircase to the converted fourth bedroom.

Located to the rear of the property is a generous third bedroom having a dual aspect view via two double glazed windows. There is a modern house bathroom enjoying a large walk in shower with surrounding tiling, panelled bath, vanity hand wash basin with further storage and a low flush w.c.

To complete the first floor accommodation, there is a good sized airing cupboard which also houses the hot water cylinder.

A staircase leads up to the second floor accommodation where there is a fourth double bedroom with a double glazed window to the side elevation. This room also lends itself to become a home office depending on the requirements of the individual. Adjacent is a storage area and further scope and potential to convert the remaining part of the loft. Currently the present owners use this space for additional storage.

Externally the property lies within grounds of just over a quarter of an acre, sitting centrally within the plot. A gravelled driveway leads to a turning circle and provides off street parking for numerous motor vehicles. The majority of the garden is adjacent to the property and is predominantly laid to lawn being enclosed by fenced and tree lined boundaries. The garden enjoys a range of established shrubs, fruit and specimen trees.

The detached single garage has power and lighting connections with a boarded loft for additional storage, timber framed front door with an attached workshop adjoining the rear elevation. Behind the garage is a greenhouse and double gates for vehicular access.

Details and plans of the planning consent for the first floor extension are available from our Stephensons Selby office or electronically via the East Riding Council Open Access portal site by Decision No: 19/00607/PLF. Please not this has now lapsed.

Asselby enjoys a quiet, rural setting with a local pub in the village and is situated approximately 2 miles West of Howden town centre which has a vibrant selection of independent and supermarket shops, restaurants and café-deli's. The popular Howden primary and secondary schools are close by with further well renowned schools locally, including Read Private School and Selby High School. The market town of Howden is a popular destination with commuters, given its proximity to the motorway network and railway station with regular direct trains to various destinations including York and London.

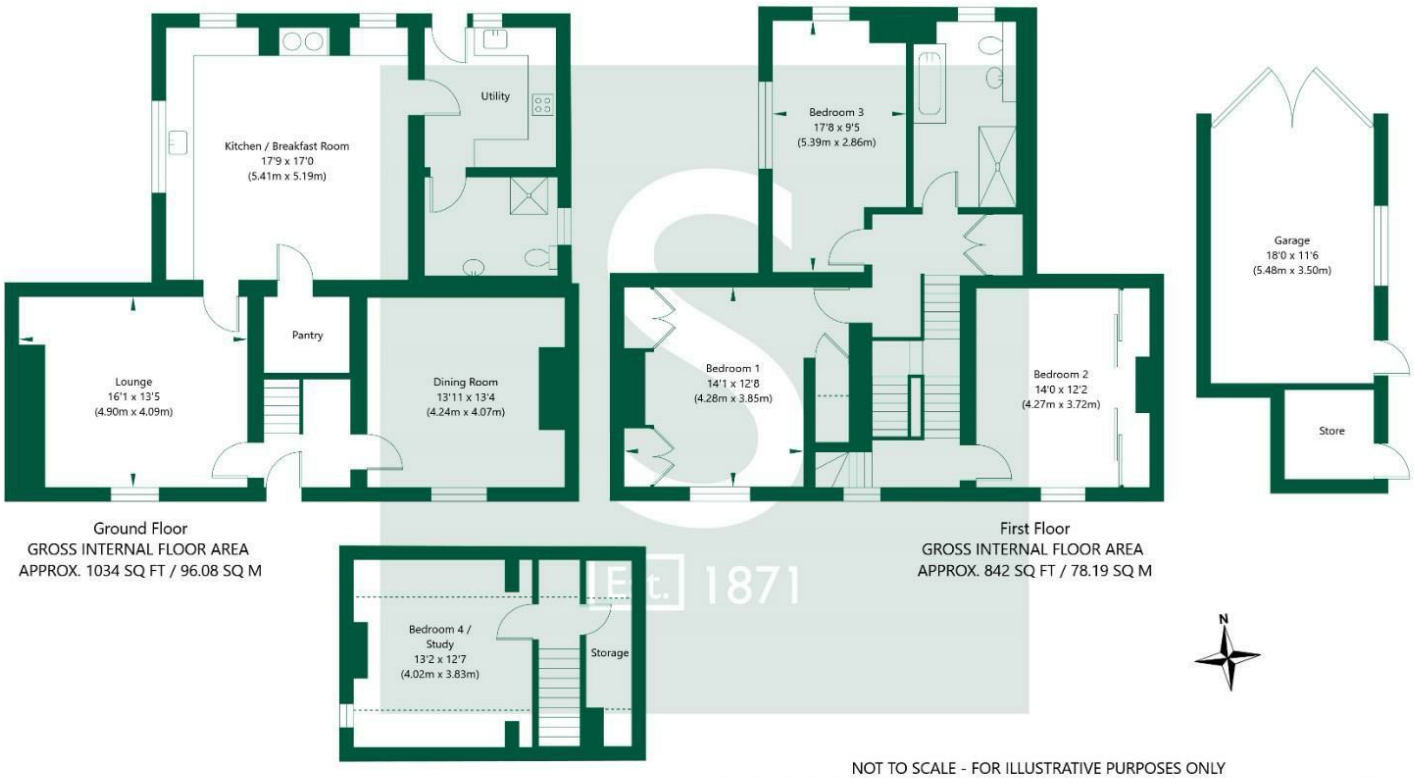
Locally, the walks along the river are particularly scenic and contain some of the county's most dramatic scenery. The area is renowned for walking and riding and offers some the region's finest country pursuits. It is not very often that properties of this size and nature with associated land come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity.

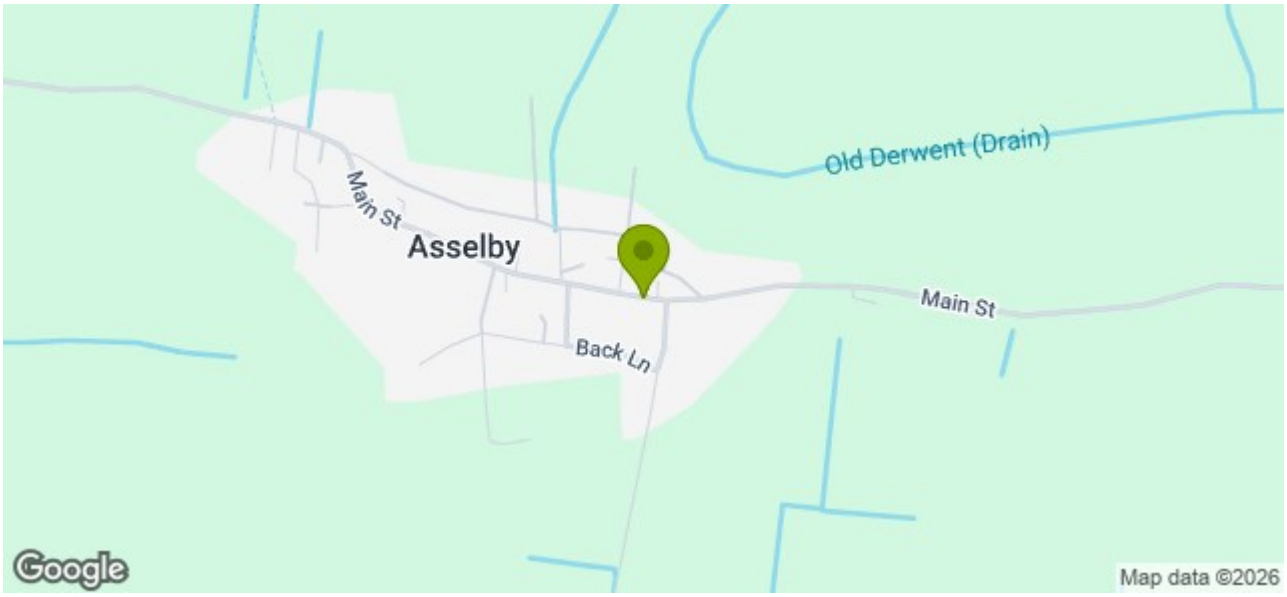
Services/Utilities: Electricity, Water and Sewerage are understood to be connected
Tenure - Freehold
Council Tax - Band E - East Riding Council
Broadband Coverage - Up to 1600* Mbps download speed
Current Planning Permissions - Details and plans of the planning consent for the first floor extension are available from our Stephensons Selby office or electronically via the East Riding Council Open Access portal site by Decision No: 19/00607/PLF - please note this has now lapsed
Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Main Street, Asselby, DN14 7HB





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