



**Jomelia, 6A**  
**Bartrams | Welton | HU15 1LX**

**£695,000**

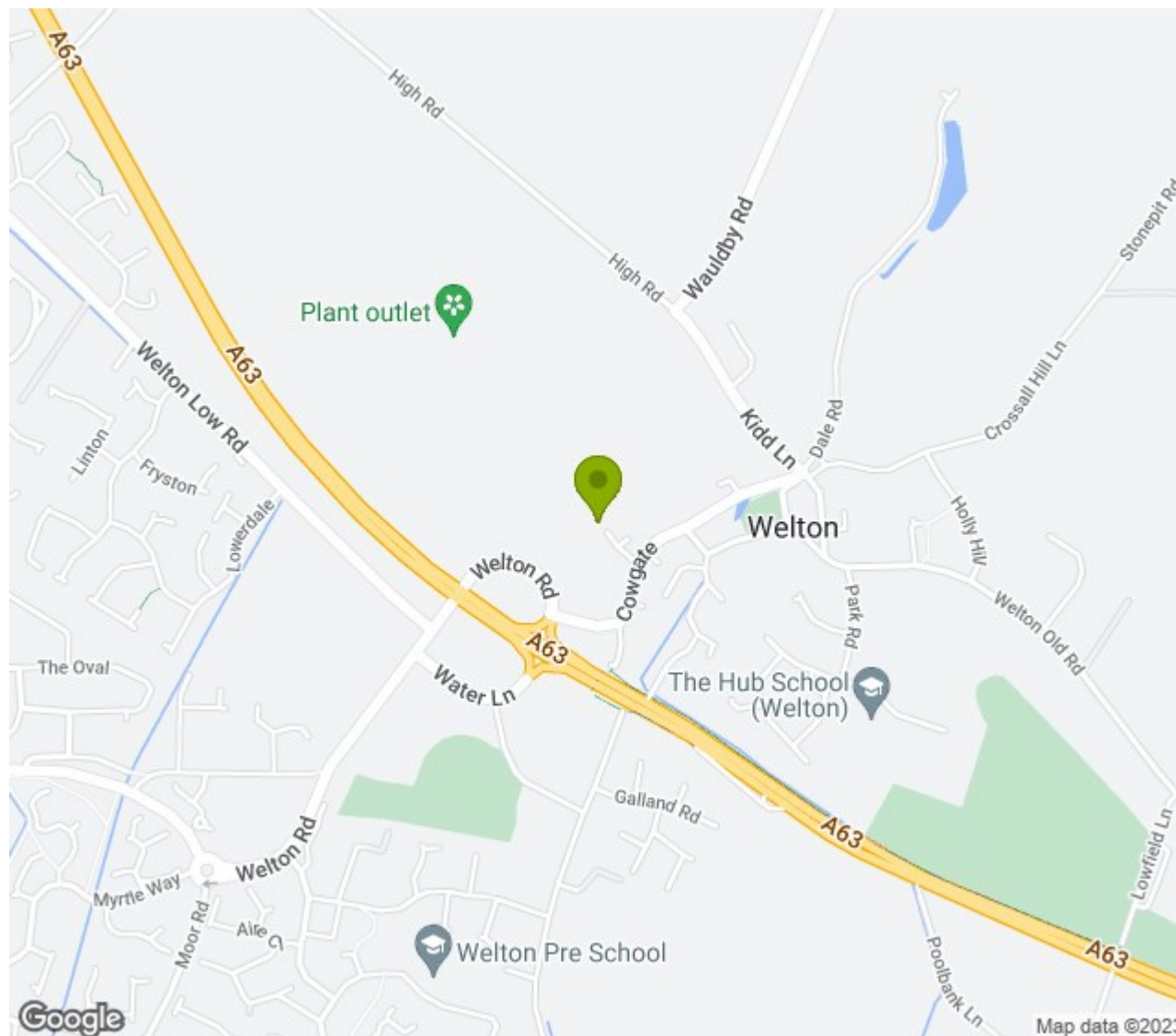
# Jomelia, 6A Bartrams, Welton, HU15 1LX

*Nestled in the heart of a picturesque village, this stunning executive home has been meticulously altered and extended to create a truly impressive living space. Boasting five excellent-sized bedrooms, four of which are fitted, along with three en-suites and a luxurious family bathroom, this residence offers unparalleled comfort and style. The centrepiece of the home is a fabulous living dining kitchen, with hand painted units and a striking glazed lantern, exuding an abundance of natural light and warmth. In addition, the property includes a cosy snug, a practical study, a convenient cloakroom/wc, gym, and a utility room. Outside, the gardens have been designed for easy maintenance, featuring a secluded courtyard and artificial lawn. An impressive garden cabin, complete with bi-fold doors, provides an ideal space for entertaining, while the front of the house offers a block-paved driveway leading to an integral garage.*



# Key Features

- Superb Executive Home
- Vastly Altered And Extended
- 5 Excellent Sized Bedrooms (4 Fitted)
- 3 En-Suites
- Luxuriously Appointed Bathroom
- Fabulous Garden Cabin
- Stunning Open Plan Living Dining Kitchen
- Study & Gym
- Low Maintenance Gardens
- EPC - C



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



Dark blue cabinetry with a wooden countertop. A stainless steel gas stove with six burners and a built-in oven. A white subway tile backsplash. A decorative plant on the windowsill above the stove.

A window with a grey patterned valance. A white farmhouse-style sink with a chrome faucet. A small potted plant on the windowsill. A coffee machine on the counter to the right of the sink.

A decorative sign with the text: "A house is made of bricks & beams, a home is made of love & dreams."

A glass door leading outside, flanked by grey curtains. A blue mat on the floor in front of the door. A large decorative clock on the wall to the right of the door.

Light wood-look laminate flooring. A dark blue island or peninsula on the right side of the frame.

## LOCATION

Bartrams is a well regarded cul-de-sac situated off Cowgate, close to the centre of the picturesque Welton village. The village is situated on the edge of the Yorkshire Wolds and centred around a small attractive church. Welton and the property itself are ideally placed for the highly regarded secondary school of South Hunsley School. A number of public schools are also available such as Tranby, Hesse Mount and Hymers College. There is convenient access to the A63 leading to Hull city centre to the east, the Humber Bridge and Beverley in addition to the national motorway network to the west via the M62. More extensive facilities to be found in the neighbouring village of Brough including Morrisons supermarket. Brough also has its own mainline railway station.

## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

## GROUND FLOOR

### ENTRANCE HALL

A residential entrance door leads to the hallway, with a glass balustrade staircase leading to the first floor, cupboard beneath and cloaks/wc off.

### CLOAKROOM/WC

A modern cloakroom/wc fitted with a contemporary two piece suite comprising WC and countertop wash basin with wall mounted vanity unit. There are half tiled walls and a tiled floor.

### SNUG

10'7" + bay x 11'6" (3.23m + bay x 3.51m)

Accessed via double doors from the entrance hall, this cosy snug has a bay window to the front elevation and second window to the side.

### LIVING DINING KITCHEN

32'11" max x 28'7" max (10.03m max x 8.71m max)

### KITCHEN AREA

Having a comprehensive range of bespoke hand painted wooden wall and base units mounted with butcher block worksurfaces, a Belfast sink sits beneath a window overlooking the courtyard, range cooker with concealed extractor hood over, space for an American fridge freezer and a freestanding breakfast bar peninsular. French doors open to the courtyard.

### LIVING AREA

An attractive living space centred around a feature fireplace with marble hearth and backplate housing a living flame gas fire.

### DINING AREA

A stunning dining space sat beneath a glazed lantern, there are windows to three aspects and French doors leading to a courtyard.

### UTILITY ROOM

8'8" x 8'3" (2.64m x 2.51m)

With fitted wall and base units mounted with contrasting worksurfaces beneath a tiled surround. There is space and plumbing for an automatic washing machine and space for further appliances. Window and door to the garden.

### STUDY

9'9" x 8'4" (2.97m x 2.54m)

A useful workspace with a window to the side elevation and opening to:

### GYM

9'6" x 16'8" (2.90m x 5.08m)

A versatile room which is currently utilised as a gym. With French doors opening to the garden it offers multiple uses.

## FIRST FLOOR

### LANDING

With a built-in airing cupboard and access to the first floor accommodation.

### BEDROOM 1

19'7" max x 16'11" (5.97m max x 5.16m)

A large master bedroom suite with part vaulted ceiling and windows to two aspects. There is a dressing area, wardrobe and en-suite facilities.

### EN-SUITE

8'2" x 6'2" + recess (2.49m x 1.88m + recess)

A modern en-suite which is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with shower and glazed screen over. There are splashback tiling, a chrome heated towel rail and a window to the elevation.

### BEDROOM 2

17'4" x 11'7" (5.28m x 3.53m)

A second large bedroom with built-in wardrobes, two windows to the front elevation and access to en-suite facilities.

### EN-SUITE

5'6" x 7'5" (1.68m x 2.26m)

The fully tiled en-suite is fitted with a WC, wall mounted wash basin and a corner shower enclosure. There is a chrome heated towel rail and a window to the elevation.













### BEDROOM 3

13' x 13' (3.96m x 3.96m)

A further spacious double bedroom with a fabulous Juliet balcony, built-in wardrobes and access to en-suite facilities.

### EN-SUITE

12'9 x 5'5 (3.89m x 1.65m)

A luxuriously appointed en-suite which is fitted with a three piece suite comprising WC, pedestal wash basin and a large walk-in shower enclosure with tiled splashback. There is a chrome heated towel rail and a window to the elevation.

### BEDROOM 4

11'1 x 8'8 (3.38m x 2.64m)

A good sized 4th bedroom with a fitted wardrobe and a window to the rear.

### BEDROOM 5

8'8 x 7'3 (2.64m x 2.21m)

With a window to the rear elevation.

### BATHROOM

9'8 x 11'7 (2.95m x 3.53m)

A lavishly appointed family bathroom fitted with a four piece suite comprising WC, wall mounted vanity wash basin with granite countertop and splashback, bath and walk-in shower enclosure. There is partial tiling to the walls, a tiled floor, chrome heated towel rail and windows to two elevations.

### OUTSIDE

#### DRIVEWAY & GARAGE

To the front of the property there is a block paved driveway which provides off street parking for a number of vehicles. This in turn leads to an integral garage with up and over door, light and power.

#### GARDENS

The walled garden is designed for easy maintenance with an artificial lawn and a covered terrace patio area. Located directly to the rear of the house is a secluded paved courtyard with raised corner seating area, timber slats and lighting. Set within the garden is a large timber cabin.

#### GARDEN CABIN

This spacious brick and block, insulated garden cabin features impressive bi-folding doors that flood the interior with natural light. It's equipped with electricity, creating a versatile space that currently serves as an exceptional entertainment hub. Complete with a stylish bar area, a generously sized TV, and the added fun of a pool and poker table (TV, pool and poker tables not included in sale), it's the perfect setting for memorable gatherings and leisurely enjoyment.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has a combination of underfloor heating and radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Freehold.

### VIEWINGS

Strictly by appointment with the sole agents.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

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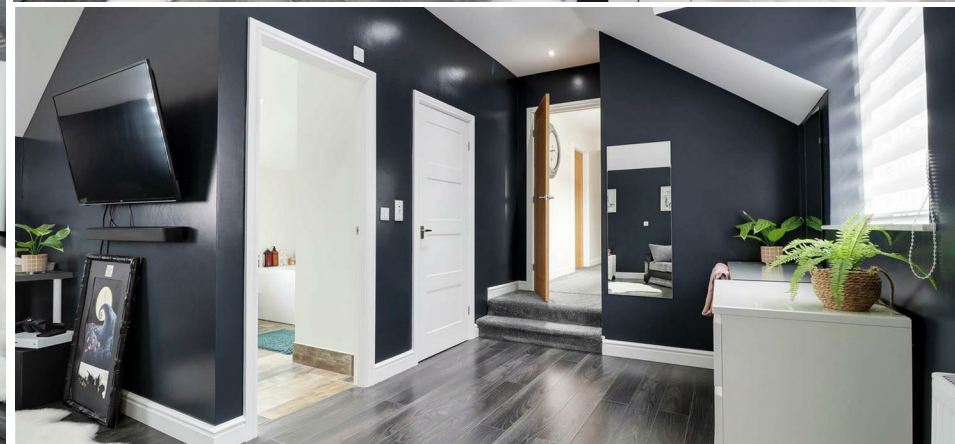
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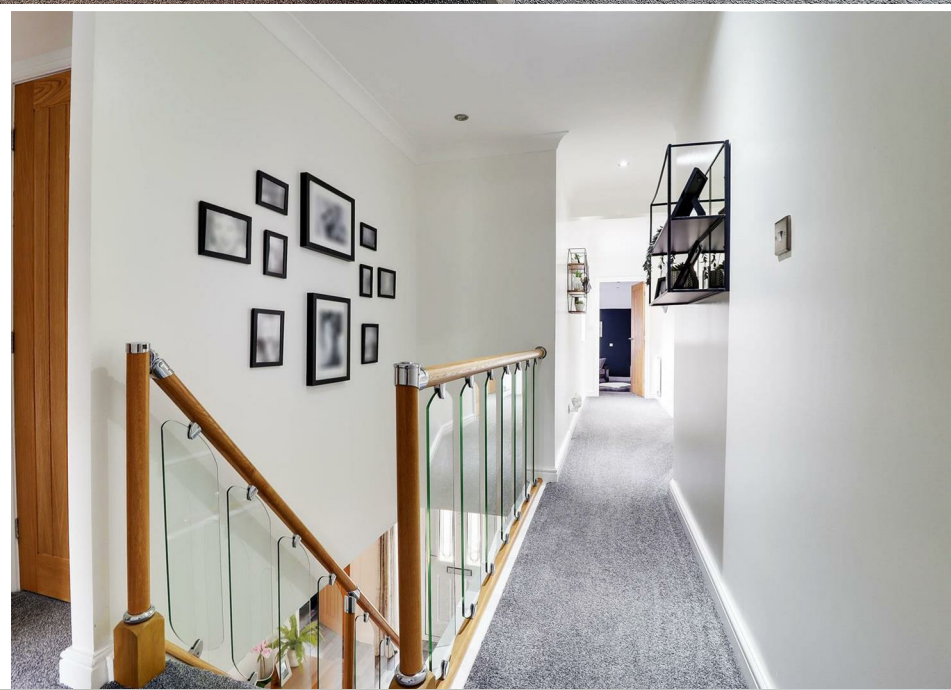
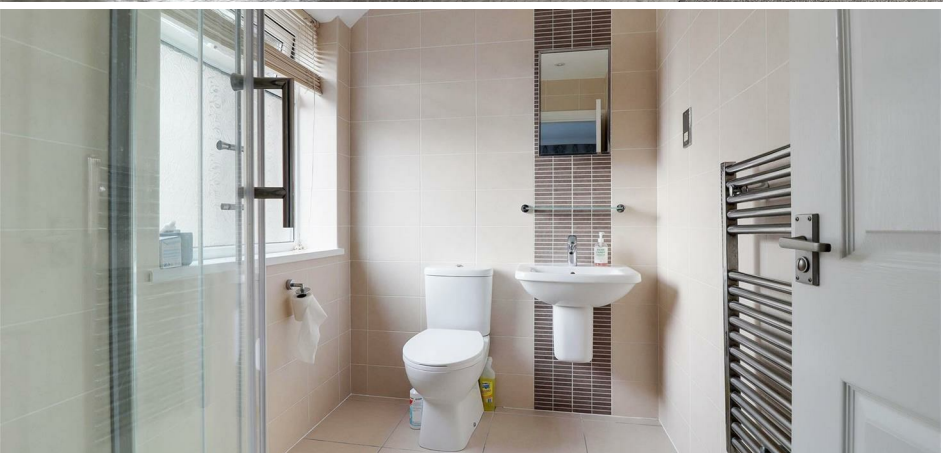
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WELCOME TO THE  
MAN CAVE  
BAR

OPEN

WELCOME TO THE  
MAN CAVE  
GET DRINKS & COOL

COCKTAILS

Coca-Cola  
the Real Thing!







GROUND FLOOR  
1368 sq.ft. (127.1 sq.m.) approx.

1ST FLOOR  
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA : 2676 sq.ft. (248.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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The logo features a green house icon above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

Philip  
**Bannister**

Estate & Letting Agents

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