



OIRO
£490,000

Holme Farm,
Main Road,
Thorngumbald

OVERAGE
The property is subject to overage for a period of 25 years with the vendor sharing 25% of any uplift in value on all of the property (except the house and garden) for residential/commercial development.

HEATING AND INSULATION
Gas fired radiator central heating is installed but a number of radiators are missing. Most window frames are double glazed with uPVC frames.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
Freehold. Vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'F' (verbal enquiry only).

VIEWINGS
Strictly by appointment with the agent's Beverley office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		



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Holme Farm, Main Road, Thorngumbald, HU12 9LY

An attractive and spacious period village farm in need of updating but with an extensive range of outbuildings and paddock land (of approximately 3.5 acres), encompassing in all around 5.25 acres. This superb property will be of interest to a range of purchasers but may also offer development potential (subject to necessary permissions). No forward chain. The property is located in the popular village of Thorngumbald which is to the east of Hull and Hedon. The main house is a superb 5 double bedroom traditional farmhouse with a handsome frontage set back from the road. There is an appealing entrance hall, 3 generous reception rooms and a spacious kitchen. The house is in need of a programme of improvement but will create a fantastic home. There is a good-sized parking and turning area in front of the property and an enclosed garden to the rear. The sale includes an extensive range of traditional and more recent agricultural buildings to the rear of the house along with access routes and standing areas. These may be of interest to any purchaser in their current state but may also present an opportunity for redevelopment or conversion (subject to any necessary permissions and overage). There is also paddock land to the north and west of the homestead in three parcels amounting to around 3.5 acres, as well as a track which gives access to the paddocks and the farm buildings, bypassing the residential property. All in all, a superb opportunity to acquire a rural property with extensive outbuildings and paddock land within a thriving village that provides amenities in its own right but also convenient access to those available in nearby Hedon and Hull. Early viewing is essential to fully appreciate all that is available.

Thorngumbald is a bustling village to the east of Hedon and Hull with a range of local amenities including a primary school, vets and others. An extensive range of other local amenities are available in the historic market town of Hedon located about two miles to the north east. Hull with all it offers is about 8 miles to the west.



THE ACCOMMODATION COMPRISES:

Ground Floor

Entrance Hall - An attractive original staircase leads off with cupboard beneath.

Through Lounge - Includes an open grate cast iron fireplace with tiled inserts and marble surround. Ornate ceiling coving.

Sitting Room - A period fireplace includes an open basket grate within a brick reveal and painted surround. Ceiling cornice and radiator. Open plan to:

Dining Area - Ceiling coving.

Rear Hallway - Built-in store cupboard.

Breakfast Kitchen - Fitted with a comprehensive range of base and wall cabinets with a medium oak finish and granite-effect laminate worktops with twin bowl single drainer sink. Plumbing for dishwasher and automatic washing machine. Door to secondary staircase (into master bedroom).

Rear Entrance Hall

Separate WC - With low level toilet suite and wash-hand basin in cabinet furniture. Half tiled walls with heated towel rail.

First Floor

Landing - Split level.

Bedroom One - Separate staircase accessed from the kitchen. Airing cupboard.

Dressing Room / Bedroom Five - Fitted with a modern range of four wardrobes and a chest of drawers.

Bathroom / WC - Suite comprises a corner spa bath with mixer taps and shower attachment, low level toilet suite, pedestal wash-hand basin and quadrant shower unit with electric shower fitment. Half tiled walls.

Bedroom Four - Ceiling coving.

Bedroom Three - Includes full width fitted furniture with wardrobes and drawers. Ceiling coving.

Bedroom Two - Full width sliderobes.

OUTSIDE

A shared entrance from the main road leads into the private gravel driveway and forecourt providing ample off-street parking and additional side driveway or potential garage space to the right of the house. To the left is a lawned area with three specimen trees and behind a wall is a side courtyard which has a central well and gives access to brick outbuildings including:

Attached Boiler House

With gas central heating boiler.

Garden

An area behind the house comprises a lawned garden with an area of timber decking and pond. This is enclosed by timber fencing and walls.

Outbuildings

2 bay steel framed livestock shed (40' x 29'9") enclosed on three sides with Yorkshire boarding and profile sheeting.

4 bay steel framed livestock yard with lean-to (61' x 30'6" x 17'6" to eaves) enclosed on 4 sides.

6 bay steel framed monopitch livestock yard (105'9" x 29'6").

Steel framed self-build monopitch shed adjoining 3 above (23' x 44'9").

Central range of traditional brick and tile barn flanked by single storey ranges.

