



Meadowcroft, Dunswell Lane, Dunswell, Hull, East Riding of Yorkshire, HU6 0AG

EQUESTRIAN CENTRE IN 25 ACRES WITH A STYLISH CONTEMPORARY HOUSE



An exciting opportunity to enjoy this idyllic lifestyle with an income from a 10 year successful livery business to support it. Including a self-contained annex, large stable yard, floodlit menage plus the benefit of a lodge and smart static caravan set in its own garden. Designed with low running costs in mind with solar panels and air source heating. Located south of the historic market town of Beverley in the East Riding Of Yorkshire.

Offers are invited within the price range.

Location

The village of Dunswell is bounded for the most part by open countryside and is located between the City of Hull and the Historic Market Town of Beverley, approximately five miles drive from each. The village has its own primary school, Chinese restaurant and public house and is served by a regular bus service providing convenient access to further amenities within Hull and Beverley. Excellent rail links are available with a train station close by in Cottingham.

Accommodation

The accommodation is arranged on the ground and one upper floor plus annex and lodge and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

With staircase off, understairs storage cupboard.

Sitting Room

With dual aspect and wood burning stove. Open plan to the ...

Dining Kitchen

The dining area features an overhead lantern skylight and French doors to the garden.

The kitchen area has a range of floor and wall cabinets with complementing solid granite worktops, inset sink unit and range oven plus large centre island with additional inset sink.

Boot Room

WC/Utility

Plumbing for automatic washing machine.





Lounge

Enjoying a delightful south facing aspect with patio doors plus additional French door. Feature wood burning stove.

Inner Lobby

Gives access to the study and annex.

Study

Self-Contained Ground Floor Annex

Comprises

Open Plan Dining/Living/Kitchen

Patio doors enjoy a south facing aspect over the garden.

Kitchen Area

Has a range of floor and wall cabinets with complementing worktops, single drainer sink unit and built-in double oven and hob.

Side Entrance Hall

Gives access to the ...

Bedroom

Shower Room

Includes shower cubicle, vanity wash hand basin and low level w.c.

First Floor Landing

Master Bedroom

Being a particular feature of this property with patio doors leading to a first-floor balcony where you can sit and enjoy the delightful south facing views. There is a range of fitted wardrobes.



En-suite Shower Room

Includes shower cubicle, wash hand basin and low level w.c.

Bedroom 2

French doors to a Juliet balcony.

Bedroom 3

Family Bathroom

Half-tiled complementing a three-piece suite comprising P shaped shower bath, vanity wash hand basin and low level w.c.

Outside

The property is set down a long private drive with two sets of metal five bar gates, parking areas for visitors and small turn out areas flanking either side. The driveway opens out into the stable yard which includes a block of substantial block-built stables with attached lean-to open barn. A large steel framed barn has been sub-divided internally to include six further stables, in all providing stabling for up to 17 horses. The driveway extends to the front of the house providing multiple parking and turning space, beyond which is a floodlit menage 60m x 20m and over 20 acres of grazing. In addition there are three tac rooms and piped in water troughs in grazing areas.

Detached Lodge

Can be seen in more detail on the dimensioned floorplan and would benefit from some general improvements. Includes an open plan living/kitchen/bedroom and shower room plus a sun deck.

Set in its own private garden is a static caravan with potential to provide additional income.

Services

Mains water and electricity are connected to the property. Drainage is by way of a newly installed waste treatment plant.

Tenure

The property is freehold.

Central Heating

The property has the benefit of an air source central heating system.

Solar Panels

The property benefits from a bank of solar panels which are under the ownership of the vendors.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Agents Note

Please note that there is a wayleave agreement for power lines that cross the property. Full details on request.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire . From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*



Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

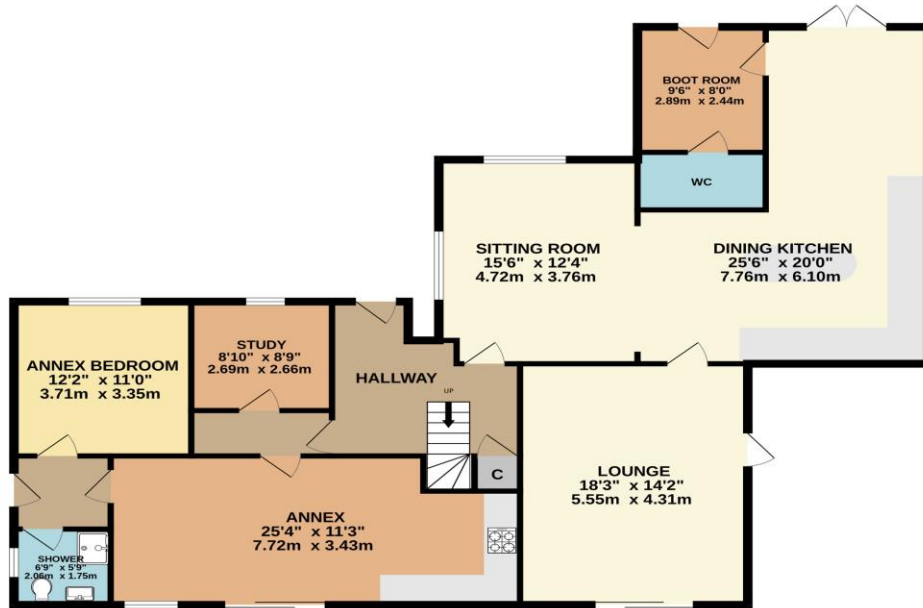
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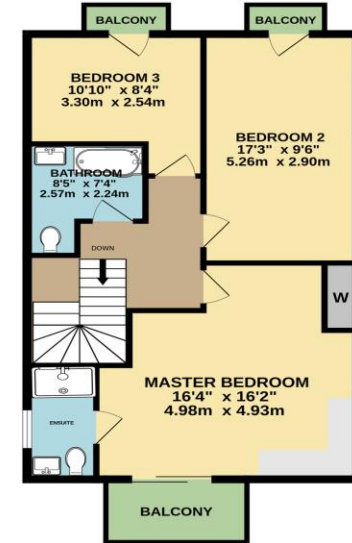
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GROUND FLOOR
1597 sq.ft. (148.4 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



LODGE
264 sq.ft. (24.5 sq.m.) approx.



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TOTAL FLOOR AREA : 2550 sq.ft. (236.9 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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

