



Southlands Farmhouse, Withernsea Road, Halsham, Hull, East Yorkshire, HU12 0BT

ESCAPE TO THE COUNTRY AND LIVE THE GOOD LIFE IN THIS
EXTENSIVELY REFURBISHED PERIOD FARMHOUSE ON A 1 ACRE PLOT
SURROUNDED BY OPEN COUNTRYSIDE



Having been the subject of considerable investment providing a home of great quality, sympathetically blending the conveniences of modern living with this charming period property. Also benefiting from income generating solar panels which make this an extremely cost-effective house to run. Includes a small paddock, large orchard and stunning accommodation extending to approximately 2,700 sq. ft. with four bedrooms, three bathrooms and four receptions.

Just take a look at the photographs and floorplans, you will not fail to be impressed by this property.

Location

The highly regarded rural village of Halsham lies approximately twelve miles to the east of the city of Hull within convenient distance of the East Coast, being set within the Plain of Holderness within easy commuting distance of Kingston upon Hull. The village of Halsham can be approached from the A1033 Hedon Road by taking the B1362 or continuing along the A1033 to Ottringham, then taking a northerly turn to the village which lies within a short driving time.

Accommodation

The accommodation is arranged on the ground and one upper floor 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 feature staircase and understairs storage cupboard.

Living Room

Enjoying aspects to the south and east over open countryside and the orchards. Feature fireplace with open hearth.

Sitting Room

Feature fireplace and multi fuel burning stove. Dual aspect to the south and west.

Dining Room

With feature fireplace and open hearth. Dual aspect to west and north.





Rear Entrance Lobby

Farmhouse Dining Kitchen

Includes a bespoke range of floor and wall cabinets with complementing hardwood worktops, inset Belfast sink, integrated combination microwave plus oven and separate range oven. Open plan to the ...

Family Room

Enjoying a delightful south facing aspect over the outdoor entertaining area with the orchard to one side and double French doors. The vaulted ceiling truly complements this space, including woodburning stove.

Ground Floor Bathroom

Includes panelled bath, pedestal wash hand basin and low level w.c. with complementing tiling and built-in linen cupboard.

Utility Room

Fitted in a style to match the kitchen with plumbing for automatic washing machine.

First Floor Landing

Master Bedroom 1

With a south facing aspect enjoying open views. Original period fireplace and open plan to the ...

En-suite Bathroom

This stylish en-suite includes a freestanding double ended bath, shower cubicle, pedestal wash hand basin and low level w.c., with part complementing tiling and heated towel rail.

Bedroom 2

Original period fireplace and delightful open views.

Bedroom 3

With original period fireplace.

Bedroom 4

Enjoying a south facing aspect and open views currently used as a study.

Family Bathroom

This stunning and generously proportioned bathroom includes a four piece suite comprising freestanding bath, large shower cubicle, pedestal wash hand basin and low level w.c., with complementing tiling, heated towel rail and built-in airing cupboard housing the insulated hot water cylinder with pressurized system.

Outside

The property is approached via a wide driveway and five bar gate to a spacious parking area for up to 10 cars leading to the garage with power laid on. To the rear of the house is an enclosed outdoor evening terrace ideal for entertaining with summer house and decking, beyond which is an enclosed wet area ideal as a dog run. A gateway leads to the orchard and the south facing decking and further outdoor entertaining area with summer house.

The orchard has a multitude of fruit trees, adjoining which, via a five bar gate is the paddock which extends to approximately half an acre.

The recent purchase of a strip of land now provides vehicular access to the paddock.

Services

Mains water and electricity are connected to the property. Drainage is by way of septic tank.

Please note the property benefits from a range of solar panels mounted on an adjoining building with access and maintenance agreement.

Tenure

The property is freehold.

Central Heating

The property has the benefit of an LPG gas fired central heating system to panelled radiators.

Double Glazing

The property has the benefit of UPC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. 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

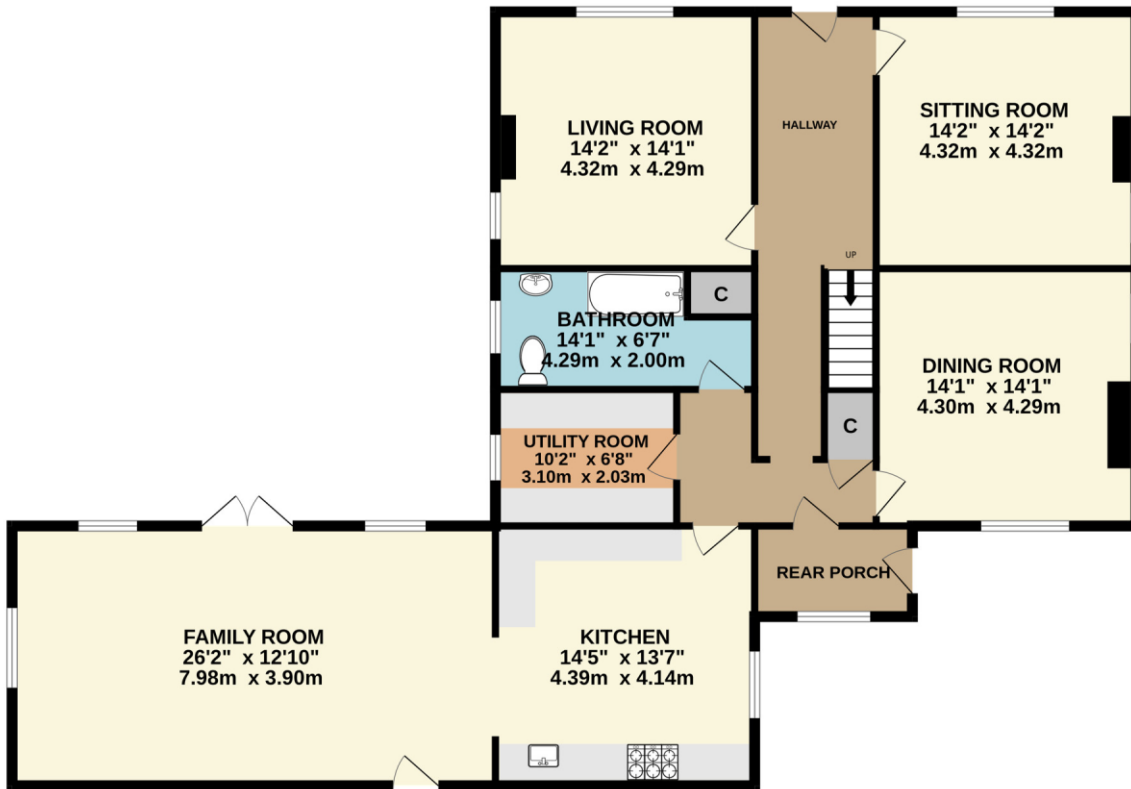
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Valuation/Market Appraisal:

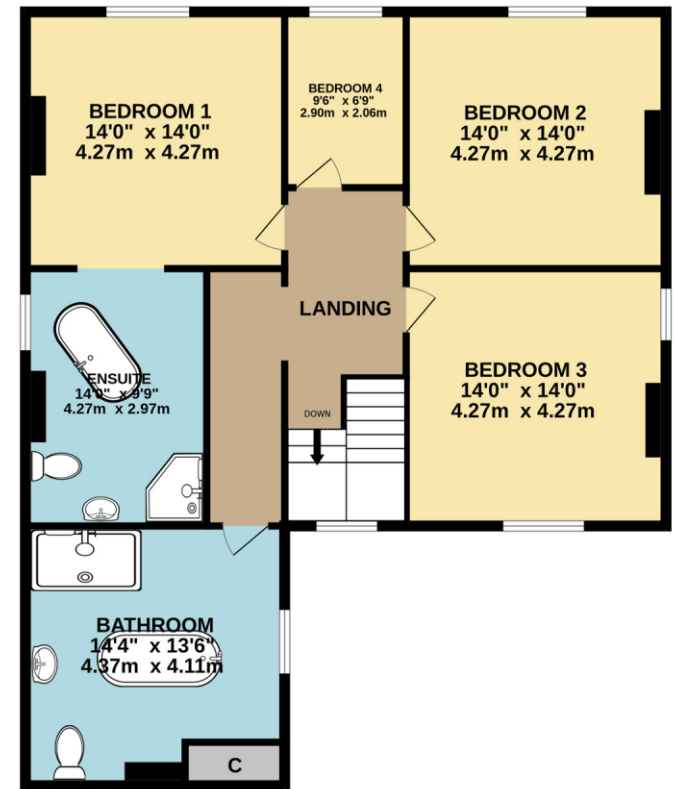
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GROUND FLOOR
1570 sq.ft. (145.8 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.1 sq.m.) approx.

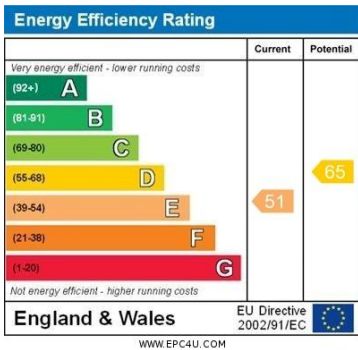


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TOTAL FLOOR AREA : 2722 sq.ft. (252.9 sq.m.) approx.

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

