



Rolston Hall, Rolston, Hornsea, HU18 1XJ

MAGNIFICENT HISTORIC RESIDENCE IN EAST YORKSHIRE



This exceptional property in East Yorkshire is one of the county's most notable historic homes, offering modern comforts while retaining its original charm. With a rich history spanning 700 years, this residence is both impressive and welcoming, set in beautiful formal gardens and located close to the picturesque coastline.

From the Agent's Perspective

This is a rare opportunity to own one of East Yorkshire's most distinguished houses, complete with a historic moat. Approached by a long private drive, the journey to the residence itself is an experience, offering a sense of privacy and seclusion. As you arrive, the architectural splendour of the house becomes immediately apparent, promising both grandeur and comfort.

The property offers expansive living space, with approximately 7500 sq ft of accommodation. The interior is both spacious and elegant, featuring seven well-proportioned bedrooms, five modern bathrooms, and five grand reception rooms. Each room has been thoughtfully designed to combine period features with contemporary comforts. The high ceilings and original panelled dining room add a touch of historical authenticity, while the overall presentation ensures it is in move-in condition.

The estate spans approximately nine acres, providing ample outdoor space for a variety of activities. The formal gardens are beautifully maintained, offering a perfect setting for outdoor entertaining or peaceful relaxation. Bordering open countryside, the views are nothing short of spectacular. The property includes a range of useful outbuildings, a paddock for equestrian interests, and a tennis court complete with a pavilion, catering to both leisure and practical needs.





Situated within walking distance of the seafront just outside the coastal town of Hornsea, this home offers the best of both worlds—peaceful country living with easy access to the coast. The location is convenient, with Beverley just 12 miles away and Kingston Upon Hull 15 miles to the south-west, ensuring that all necessary amenities are within easy reach.

In summary, this historic property is a unique blend of past and present, offering a luxurious living experience in a setting that is both private and picturesque. It stands as a testament to the rich history of the area while providing all the modern conveniences needed for comfortable living today.

Location

Rolston Hall forms part of the small hamlet of Rolston which lies approximately one mile south of the East Coast Town of Hornsea just off the B1242. Hornsea is a popular East Coast holiday beach resort offering a wide range of amenities including the Freeport Shopping Centre, a Golf Club and numerous shops, restaurants and Public Houses. The town is also well known for Hornsea Mere allowing for many sailing and other water sports. The town is situated approximately 17 miles to the north east of the Hull City Centre.

Tenure

The tenure of the property is freehold.

Services

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

Central Heating

The property has a comprehensive biomass heating system to radiators combined with a bank of solar panels which substantially improve the running costs of the property.

Agents Note

We are informed by the vendor that the local agricultural contractors have use of the driveway to access agricultural fields. There is also access to Home Farm Cottages and a public footpath at the start of the driveway (northern boundary).

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 G.*

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.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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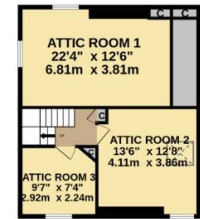
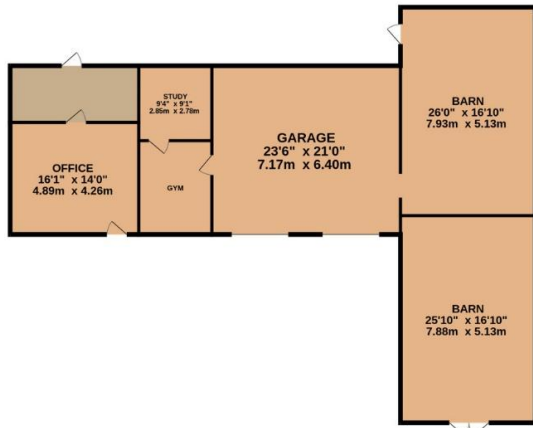


OUTBUILDINGS

GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

