



Walled Garden Cottage, Camerton Hall Lane, Camerton, Hull, East Riding of Yorkshire, HU12 9NP

SET WITHIN THREE ACRES OF WOODLAND AND APPROACHED BY A PRIVATE DRIVE
WALLED GARDEN COTTAGE IS A UNIQUE PROPERTY FEATURING
THREE INDIVIDUAL SINGLE STOREY DWELLINGS



The Property Comprises The Main Residence, An Annex And The Lodge
Surrounding A Wildlife Pond, Creating A Secluded, Peaceful Setting.

Summary

Welcome to Walled Garden Cottage, a truly special property offering over 4,000 sq. ft. of living space across three individual dwellings, all set within a private walled garden on three acres of woodland.

Approached by a long sweeping drive and secured by electric gates, this property feels secluded yet accessible.

This property is perfect for multi-generational living plus The Lodge has planning permission for a holiday let.

Agent's Perspective

The Main Cottage is a generous three-bedroom, single-storey home that combines character with modern comforts.

The lounge features an impressive inglenook fireplace, creating a warm and inviting space. The large L-shaped dining and living kitchen is ideal for family gatherings, and with a connecting garden room, there's plenty of space to enjoy the views over the wildlife pond.

Two bathrooms and a separate utility room add practicality, while the fine entrance hall makes a great first impression.





Attached to the main cottage is **The Annex**, which can be kept as part of the main home or separated for more privacy.

This space includes a large L-shaped living and dining area, with another inglenook fireplace and bi-fold doors opening onto the gardens.

The dining room even has a period cast iron range, adding a touch of character.

With two bedrooms, two bathrooms, and a private garden, The Annex offers independent living while remaining connected to the main home.



Then there's **The Lodge**, which comes with planning permission for a holiday let.

Offering generous accommodation, it includes a 37ft open-plan dining, living, and kitchen area, two bedrooms, and two bathrooms.

The Lodge also features a separate living room and utility room, with stunning views over the gardens and a gazebo – making it ideal for short-term rentals.

This property's layout and land make it perfect for multi-generational living, or there's potential for development into a glamping or lodge site, subject to planning permissions.

With two separate entrances from the main road, it offers flexibility and endless possibilities for the future.

Location

The village of Camerton is situated close to the village of Thorngumbald which lies approximately eight miles to the east of the city of Hull and offers a selection local amenities. The market town of Hedon lies approximately two miles to the west of Thorngumbald where a further array of facilities can be found.

Tenure

The property is freehold.

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 D.*

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.

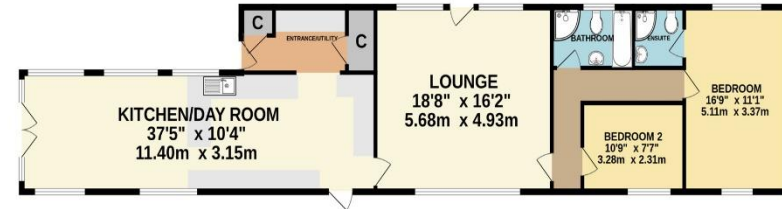
Site Plan Disclaimer

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

Mortgages

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.





CAMERTON HALL LANE, CAMERTON, HU12 9NP

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