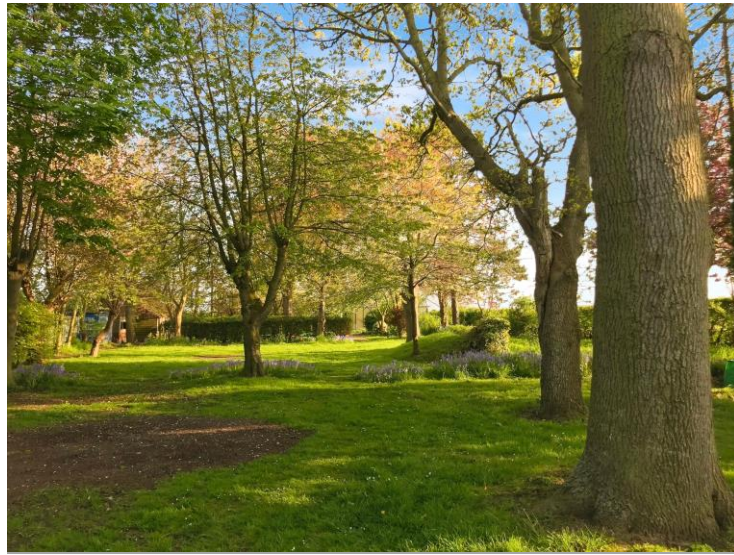




Greythorn, Hull Road, Withernsea, East Yorkshire, HU19 2EH



## EMBRACE ELEGANT LIVING IN THIS 1850 PERIOD PROPERTY



Discover GREYTHORN, a striking period property dating back to around 1850, offering an incredible fusion of traditional charm and modern amenities. Set within approximately 1.1 ACRES of magnificent land, it even boasts its own covered swimming pool! This home presents the ideal setup for a FAMILY ready to live in harmony with nature. With its HIGH CEILINGS, PICTURE WINDOWS, and beautifully FITTED KITCHENS and BATHROOMS, Greythorn provides an ambience that is both sophisticated and warm. Located a short drive from WITHERNSEA TOWN CENTRE and the BEACH, this property is surrounded by ROLLING COUNTRYSIDE VIEWS, making it perfect for countryside enthusiasts.



### From the Agent's Perspective

We are delighted to present GREYTHORN, a truly remarkable period property. Stepping through its GRAND ENTRANCE hall, you're greeted by a SWEEPING STAIRCASE that encapsulates the home's grandeur. Each room tells its own story: a spacious welcoming LOUNGE, an elegant DINING ROOM, relaxing CONSERVATORY, and a practical STUDY for those working from home. The thoughtfully designed FITTED KITCHEN and UTILITY ROOM offer modern convenience in a classic setting. With FOUR DOUBLE BEDROOMS and a recently upgraded CENTRAL HEATING system, this home is ready for its next chapter – without any onward chain, it's ready when you are!

### From the Client's Perspective

At Greythorn, you could see your family making countless memories. The property combines historic elegance with every modern comfort. You'll be especially captivated by the extensive GROUNDS, OUTBUILDINGS, and MATURE ORCHARD, where you'll be picking fresh fruit in summer. Your children will explore the EXPANSIVE LAWNS while you indulge in gardening with the grand GREENHOUSES. Not forgetting the purpose-built swimming pool which will be perfect for entertaining and relaxing. The nearby TOWN and BEACH will become your weekend getaways, enhancing your lifestyle with both convenience and leisure. With a HOME that holds such a link to the past, your future here is bound to be extraordinary.





### Location

The seaside resort of Withernsea lies approximately 20 miles to the east of the city of Hull and offers a variety of shopping facilities including Aldi and Tesco supermarkets together with schooling and recreational facilities including a leisure centre. Local attractions include the lighthouse, which is notable for being the only onshore lighthouse in the region.

### Tenure

The tenure of 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 E.\*



### Fixtures & Fittings

All fixtures and fittings are to be included in the sale 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.

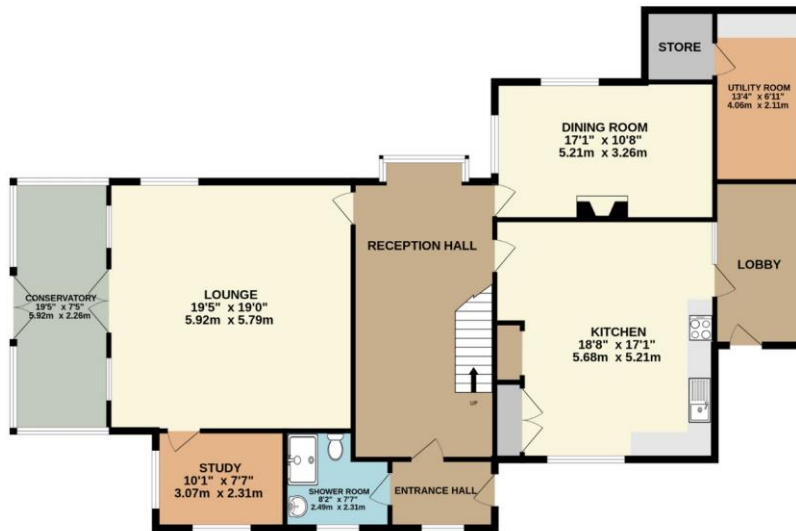
## Mortgages

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.



GROUND FLOOR  
1643 sq.ft. (152.7 sq.m.) approx.



1ST FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 2745 sq.ft. (255.0 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](http://www.fineandcountry.com)

