



The Old Hall, Market Place, Hornsea, East Yorkshire, HU18 1AW



## EXQUISITE SIX-BEDROOM RESIDENCE WITH SEPARATE ANNEXE & LEISURE SPA IN THE HEART OF HORNSEA



Set in the vibrant coastal town of Hornsea, this remarkable home offers expansive interiors and a generous plot of 1.2 acres. Designed for a lifestyle of comfort and entertainment, this residence combines beautifully appointed spaces with premium features, including an indoor pool and spa, six spacious bedrooms, and five elegant receptions. With added versatility from a detached annexe currently serving as a profitable holiday let and a spacious studio, this property provides numerous options for families, investors, or those seeking multi-generational living.

This property is a rare opportunity in East Riding, offering an exceptional blend of size, style, and location right in the heart of Hornsea. Set back on an elevated 1.2-acre plot, the home provides a sense of privacy while being close to all the coastal town's amenities. Its well-thought-out layout and high-quality finish make it an outstanding choice for families looking for space, luxury, and functionality in one impressive package.

Stepping into the grand entrance hall, you're met with a sense of warmth and sophistication. The space flows seamlessly into the dining room, where an impressive atrium feature creates a natural, light-filled ambiance perfect for hosting gatherings. The kitchen is a real showstopper, with custom cabinetry, top-of-the-line appliances, and a butler's pantry. It opens up to the family room, where large bay windows invite natural light and offer scenic views over the grounds—a truly wonderful space for family and friends to come together.

Beyond the family room, the living room offers yet another beautifully bright space, complete with a large bay and connecting doors that lead to the conservatory. This setup is ideal for maximising natural light and creating an effortless flow between spaces, while the separate study and playroom offer focused areas for work and play. Practical touches like a downstairs w.c., cloakroom, and utility room add convenience for day-to-day living.







The property includes two separate entrances, which is a great feature for families with older children or for those who enjoy hosting guests. The detached annexe adds a layer of versatility—it's currently a holiday let, bringing in a steady income of around £100 per night, but it could just as easily serve as a private space for extended family or a dedicated work-from-home area. In addition, a large 1,600 sq. ft. studio offers huge potential, whether for a home business, fitness space, or additional accommodation.

This home is truly one of Hornsea's standout properties, offering a balance of luxury and practicality that's hard to find. With its impressive size, flexible spaces, and array of amenities, it's perfect for those who want to enjoy the best of coastal living in a setting that's both elegant and inviting.

#### Location

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.

### Historical Note

The Old Hall, which has six bedrooms, was built in the 17<sup>th</sup> Century for Peter Acklam, who was Lord of the Manor in Hornsea. The Acklams were Quakers at a time when members of the society were persecuted. There was said to be a secret tunnel from The Old Hall to a meeting house in the town, and there is also a priest hole in the study, where a minister could be hidden.

The property has also been used as a private school for girls, and during the Second World War, soldiers were billeted at the house. In the attic there are carvings they left behind, including some from Free French members who had fled the Nazis. In 1949, The Old Hall was to witness the birth of what Hornsea is perhaps best known for. Brothers Colin and Desmond Rawson rented what is now The Old Hall's music room to start Hornsea Pottery.

### 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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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

