



WEIGHTON HOUSE, 51 WHITE GAP ROAD, LITTLE WEIGHTON HU20 3XF

Delightful Village Location On The Edge Of The Yorkshire Wolds Standing In Around Two Acre Plot With Amazing Countryside Views



Weighton House is a spacious four-bedroom home set within approximately two acres in the sought-after village of Little Weighton. Enjoying beautiful countryside views and a large paddock, the property offers an excellent opportunity for those looking to update and modernise to their own tastes. Extending to around 2,700 sq.ft. with generous reception spaces, it is well placed for easy access to Beverley, Cottingham, and Hull. A rare find in a superb location.

Agent's Perspective

It's not often a property like this comes up – especially with this amount of outside space and potential.

Weighton House sits right in the heart of Little Weighton, a village that's always in demand. The house is set back from the road and enjoys brilliant views across open countryside to the south.

The main house offers around 2,700 sq.ft. of living space, and it's easy to see just how much can be done here.

There are four reception rooms – ideal if you want a mix of family space, home working or somewhere to entertain. There are four good-sized bedrooms upstairs and plenty of windows letting in natural light. The layout is traditional, but there's nothing stopping someone from reconfiguring to suit modern living.

There's plenty of potential here – and that's exactly what makes it such an exciting opportunity. With great space, a brilliant setting, and a home ready for someone with vision to add their own modern touches, it's full of promise. Whether you're looking to update and refresh or extend to create something truly impressive (subject to consents), the possibilities are there.





One of the standout features has to be the land. Around two acres in total, including a paddock that would work well for horses or ponies – or even just for the space and privacy it brings. If you've always wanted a bit of land with open views, this ticks the box.

Location-wise, Little Weighton gives you a mix of village life with handy access to Beverley, Cottingham and Hull. It's peaceful, but you're not out in the sticks. It would suit families, those looking for more space, or even someone planning a longer-term project.

The price reflects the condition, and we're inviting offers in the range of £700,000 to £800,000. For the size of plot, setting and square footage on offer, it's a very fair range.

If you've been waiting for a project with serious potential in a sought-after village, this might be the one.

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 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.

Site Plan Disclaimer

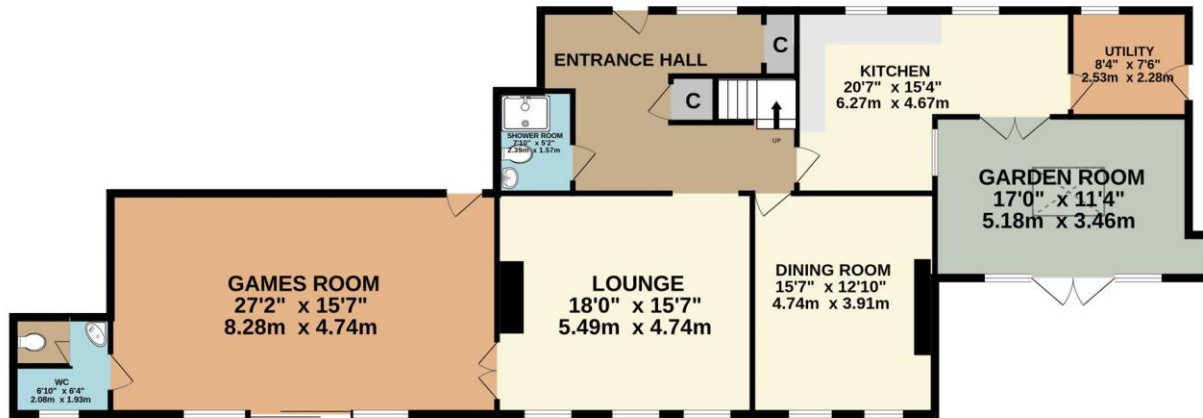
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

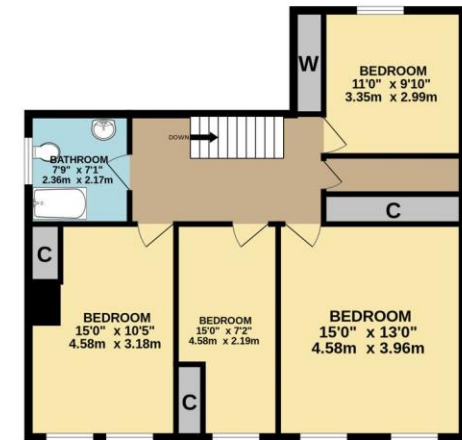
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1651 sq.ft. (153.4 sq.m.) approx.



1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



WHITE GAP ROAD, LITTLE WEIGHTON, COTTINGHAM, HU20 3XF

TOTAL FLOOR AREA : 2427 sq.ft. (225.5 sq.m.) approx.

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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

