



Brook Farm, Elstronwick, East Yorkshire, HU12 9BP



## CHARMING COUNTRY HOME WITH SPACE, CHARACTER AND MODERN COMFORTS



Set within over 2.5 acres of lovely grounds, this 18th-century village home blends historic charm with modern living.

With a paddock, orchard, stables and solar panels, it's perfect for those seeking a mix of traditional style and practical features. Inside, you'll find light-filled rooms, period fireplaces, and a large central kitchen that's perfect for family life or entertaining.

## From the Agent's Perspective

This lovely home offers a real chance to enjoy the countryside in comfort, with every detail carefully thought through. From the moment you arrive, the in-and-out driveway gives a great first impression and makes coming and going easy. The house stands proudly within its grounds, with space all around — it feels private, but not isolated.

Inside, the property keeps all the charm you'd hope for in an 18th-century home. There's a welcoming entrance hall with the original staircase, and each room gives a sense of warmth and quality. The living room has a classic fireplace with a wood-burning stove and wide south-facing windows looking out onto the garden. Next door, the dining room features a white marble fireplace and the same garden views, making both spaces perfect for relaxing or entertaining.

At the centre of the house is the impressive 31-foot kitchen, with plenty of space for cooking, dining and gathering. It's a proper hub of the home — light, spacious and very functional. Just off the kitchen is a large utility room with a roof light, and a handy rear entrance and boot room to keep the practical side of country life in check.







There's also a ground-floor bedroom, which doubles well as a snug or guest room, and it has its own en-suite shower room. This adds a lot of flexibility — whether you need space for visitors, a home office, or extra living space.

Upstairs, the house continues to impress. All three bedrooms are a very good size, and the main family bathroom is equally spacious. The landing area is wide enough to be used as a study or reading area — it's a lovely light space, which adds to the home's overall sense of balance.

Outside, there's even more on offer. The paddock has its own access, making it ideal for anyone with horses or small livestock. The stables are already in place, and the orchard and kitchen garden are well looked after and productive. Solar panels provide a useful modern touch, helping with energy costs and making the home more efficient.

It's a rare opportunity — a home full of character, with room to grow, work, or just enjoy life in the country. Everything's been done to a high standard, so it's ready to move into and make your own.

Elstronwick is a delightful unspoilt rural village less than 10 minutes drive from the popular market town of Hedon and less than 20 minutes from Kingston Upon Hull. The east coast is less than 10 minutes drive.

## 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 F.\*

## 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.

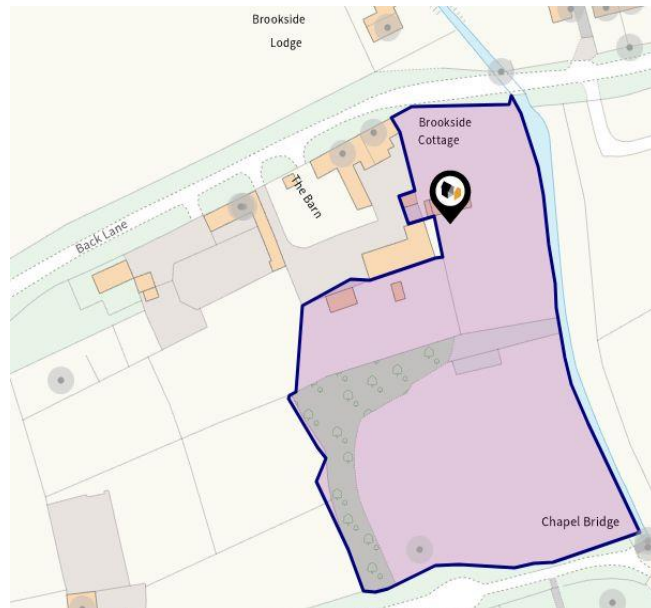
## Viewings

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.

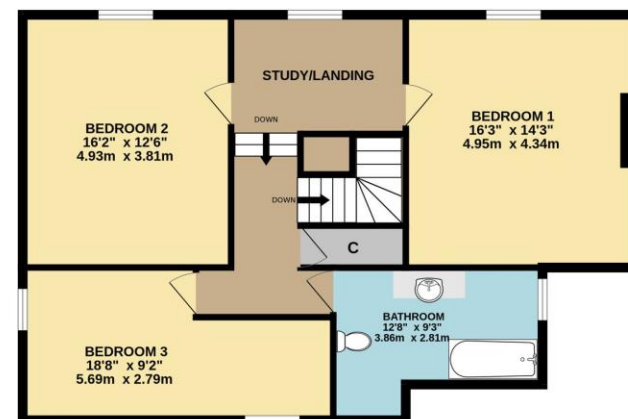
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
1152 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR  
838 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 1990 sq.ft. (184.9 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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8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: [Willerby@fineandcountry.com](mailto:Willerby@fineandcountry.com)

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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)

