



The Bungalow, Horkstow Road, South Ferriby, Barton-upon-Humber, North Lincolnshire, DN18 6HU

CHARMING BUNGALOW WITH EQUINE FACILITIES AND STUNNING HUMBER VIEWS



This delightful property, set within 5 acres, offers the perfect balance of peaceful countryside living and modern convenience. Featuring a well-maintained bungalow, excellent equestrian facilities, and breathtaking views of the Humber, it's a rare find in a highly sought-after location. Just minutes from local amenities, it offers an idyllic space for those looking to enjoy both space and comfort.

From the Agent's Perspective

This property truly offers the best of both worlds – a comfortable, modern home set within a stunning rural backdrop. As you approach the property down the long driveway, it's immediately clear that this is a peaceful, private retreat that's been carefully maintained. The bungalow itself has been lovingly looked after and is presented in smart, move-in condition. It offers a perfect layout for a family or those seeking more space to entertain guests, with three generous double bedrooms and two bathrooms that provide ample room for all.

The heart of the home is the open, bright living areas. The 25ft lounge/dining room is a fantastic space to relax or host family and friends, offering expansive views over the beautifully landscaped gardens and beyond. Whether you're enjoying a quiet evening or hosting a dinner party, this space is sure to impress. Adjacent to the lounge, the 21ft kitchen/diner is well-proportioned, creating the perfect spot for family meals. It flows seamlessly into the elevated conservatory, which is absolutely ideal for taking in the panoramic views of the surrounding countryside and Humber Estuary.

For those who enjoy a bit of outdoor space, the large boot room and utility room add practical touches that make life easier, particularly when you've spent time in the garden or out in the stables. The split-level patio outside is a great place to unwind while enjoying the views, whether it's a sunny afternoon or a cool evening.





In addition to the fantastic living space, this property is also a dream for anyone with equestrian interests. The smart, purpose-built stables and large barn are perfect for anyone with horses or other animals. The current owners have created an excellent environment for outdoor living, and the property would be ideal for someone who wishes to take full advantage of its equestrian potential.

The location is a real bonus – situated just outside the village of South Ferriby, you're only a few minutes from the Humber Bridge, providing easy access to the nearby cities of Kingston Upon Hull and Scunthorpe. Barton-upon-Humber is also just a short drive away, offering a wide range of local amenities, making this property both a peaceful rural escape and a conveniently located home.



With its combination of modern living, superb views, and excellent outdoor facilities, this is a property that really must be seen to be fully appreciated. It offers a great lifestyle for those who appreciate both comfort and space, and its proximity to key local amenities means you don't have to sacrifice convenience for peace and quiet. If you're looking for a property that ticks all the boxes, this could be the one!

Location

The village of South Ferriby lies around five minutes driving time from the southern approach road to the Humber Bridge, with the A15 giving convenient access to the M180 and A63/M62 motorways. The property is well located for commuting to the City of Hull, Scunthorpe, Grimsby and Lincoln, with the City of Leeds lying approximately 50 minutes driving time to the west.

Tenure

The tenure of the property is freehold.

Additional Charges

We are informed that there is a charge of £26 per annum payable to Ancholme Drainage Board for dredging of the drain at the bottom of the paddock.

Council Tax

Council Tax is payable to the North Lincolnshire 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.

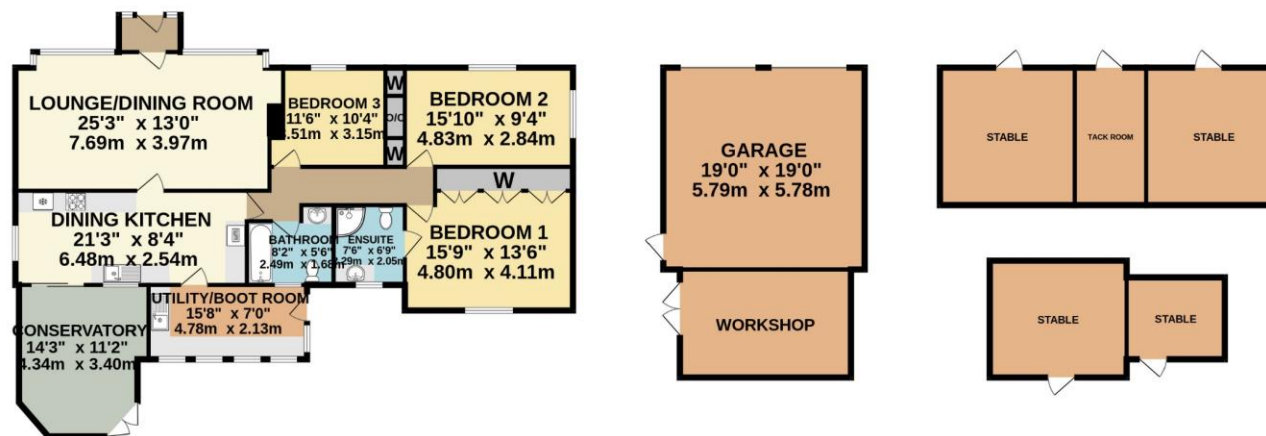
Mortgages

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
2575 sq.ft. (239.2 sq.m.) approx.



THE BUNGALOW, HORKSTOW ROAD, SOUTH FERRIBY

TOTAL FLOOR AREA : 2575 sq.ft. (239.2 sq.m.) approx.

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

