



The Old School House, North Lane, Welwick, Hull, East Yorkshire, HU12 0SH

STUNNING DETACHED SCHOOL HOUSE WITH HISTORICAL FEATURES



Discover this remarkable detached school house in the heart of Welwick, East Yorkshire. A rare opportunity to own a piece of local history, this beautifully converted home combines its original features with modern updates, offering a unique living experience. Set on nearly half an acre, the property features a delightful garden and sun terraces, alongside spacious accommodation ideal for family life or those with a love for period homes.

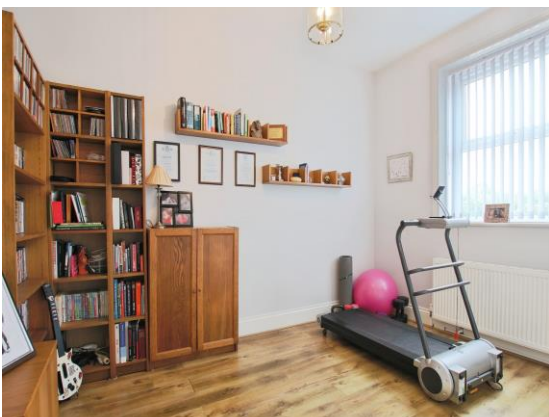
From the Agent's Perspective

Welcome to a truly special home that gracefully marries past with present. The former headmaster's residence, with its attached school building, has been lovingly transformed into a vibrant living space, complete with LOG BURNING STOVES and ORIGINAL WOODEN FLOORING. The original doors and unique MEZZANINE STUDY AREA bring character and charm to this impressive home. The spacious kitchen is perfect for hosting, with the playground-turned-garden offering an ideal setting for outdoor gatherings. This historic dwelling is befitting for anyone seeking a home with both substance and style.

From the Client's Perspective

Living in this converted school house has been an incredible journey. Every morning, waking up to FARMLAND VIEWS and the history ingrained in these walls has been a privilege. The transformation of the old playground into a lush LAWNED GARDEN is a favourite feature, providing a peaceful outdoor space to relax or entertain. The house itself offers expansive, comfortable accommodation, with THREE LARGE RECEPTION ROOMS and a roomy DINING KITCHEN as highlights. Its proximity to charming rural walks and nearby amenities in Patrington makes it a perfect spot for both adventure and convenience. It's not just a house; it's a story we're proud to be part of.





Location

Welwick lies to the east of Hull approximately 15 miles from the city of Hull. Travel from Hull towards Withernsea, through the villages of Thorngumbald, Keyingham and Ottringham. Upon reaching Patrington take the right turn in the centre of the village signposted Kilnsea & Easington.

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 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

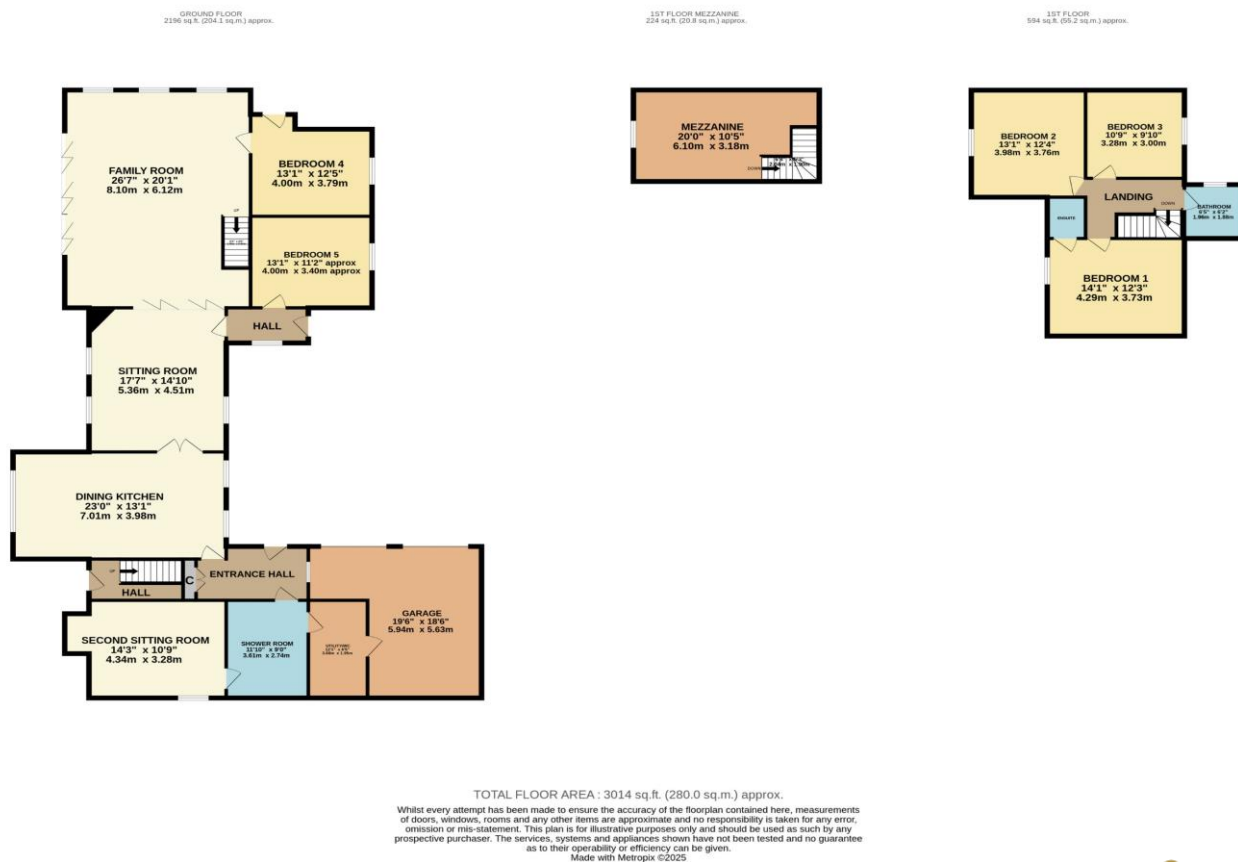
Strictly by appointment with the sole agents.

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.





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

