



Brandymires, Hollym, Withernsea, East Yorkshire, HU19 2RZ

FINE & COUNTRY

SPACIOUS HOME WITH VERSATILE OUTBUILDING AND WILDLIFE VIEWS



Located on the edge of a quiet village near Withernsea and the east coast, this spacious home offers around 3,000 sq ft of living space plus a large loft. Included in the price is a substantial 2,500 sq ft modern outbuilding, originally built as a hatchery, offering potential for various uses (subject to consent). The property enjoys south-facing views over a wildlife pond and sits back from the road with an in-and-out driveway. An occupancy restriction applies – full details available on request.

From the Agent's Perspective

This property has a great feel to it. It's in a pleasant spot just outside the village, yet close to the coast and the town of Withernsea, so you've got the best of both worlds — countryside space with nearby amenities. The house itself offers a lot of room, and the layout would suit a wide range of buyers, especially those looking for flexible space.

One of the standout features is the bespoke outbuilding. It was originally built for hatchery use, but it's a solid, well-designed structure that could be used for storage, workshops, business use, or even something more creative — of course, subject to any required permissions. Having a separate access makes it even more flexible.

The setting is lovely, especially the south-facing aspect over the pond. It's a great spot for anyone who enjoys nature or simply appreciates open space and light.





Location

The village of Hollym is situated approximately 2 miles from Withernsea on the A1033 road. The seaside resort of Withernsea lies approximately 20 miles to the east of the city of Hull and offers a variety of shopping facilities including Aldi and Tesco supermarkets together with schooling and recreational facilities including a leisure centre. Local attractions and the lighthouse which is well known as being the only one which is on-shore in the region.

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.

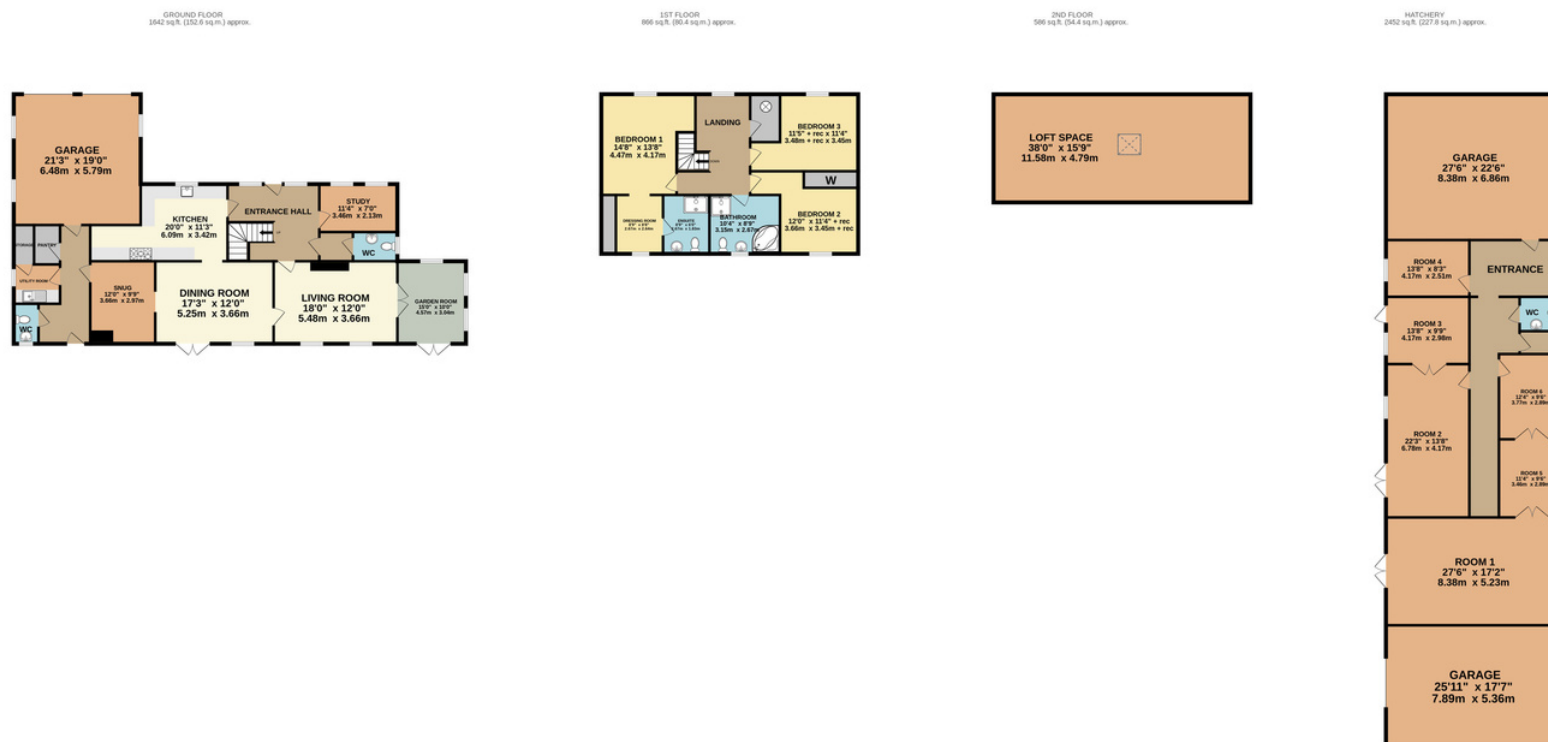
Viewings

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





BRANDYMIRES, HOLLYM, WITHERNSEA

TOTAL FLOOR AREA : 5546 sq.ft. (515.2 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

