



Ivy House, Station Road, Keyingham, HU12 9TB

DELIGHTFUL COUNTRY HOME WITH STUNNING GARDENS AND COUNTRYSIDE VIEWS



Situated on a quiet lane in the lovely rural village of Keyingham, just a short drive from the charming East Yorkshire coastline, Ivy House is a truly captivating period home that perfectly combines character, space, and a wonderful setting. Dating back to the 1800s, the property has been thoughtfully extended and carefully maintained, highlighting original features like ornate ceiling covings, period fireplaces, and elegant architraves.

Set on a generous garden plot of approximately one third of an acre, the property enjoys open countryside views to the rear, offering both privacy and breathtaking panoramas.

The beautifully landscaped gardens wrap around the house, making the most of the south and west-facing aspects, perfect for outdoor living and entertaining. A gated driveway leads to a substantial detached double garage and an additional outbuilding/stable block, providing ample parking and storage with potential for alternative usage.

Inside, the accommodation is finished to a high standard and is beautifully presented throughout.

A welcoming entrance hall leads to a cosy lounge, snug, stylish dining room, and an impressive day room with bifold doors opening to the garden.





The well-equipped kitchen is supported by a separate utility and a contemporary ground floor shower room.

Upstairs, five generously sized bedrooms, four with fitted furniture, are complemented by a modern and tastefully appointed family bathroom

****Agent's Opinion:****

Ivy House is a standout home that offers everything buyers desire in a rural family property — timeless character, stunning gardens, and modern comfort, all in a highly desirable village location.



The setting is picturesque, with open fields to the rear and a true sense of peace and privacy, yet you're still within easy reach of Hull and the nearby coast.

The flow and finish of the interiors are superb, and the garden-facing day room is a real highlight — a bright, welcoming space to relax and enjoy the surroundings.

For those looking for a forever home with soul, charm and space, in a thriving and welcoming community Ivy House is not to be missed

Owners View

This has been a fabulous family home in which we have enjoyed many happy years.

Both the inside and outside space have made the house ideal for children and family gatherings with the garden room our favourite spot.

We love the privacy, and views of the sunset but it is now time for someone else to enjoy living here.



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 D*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

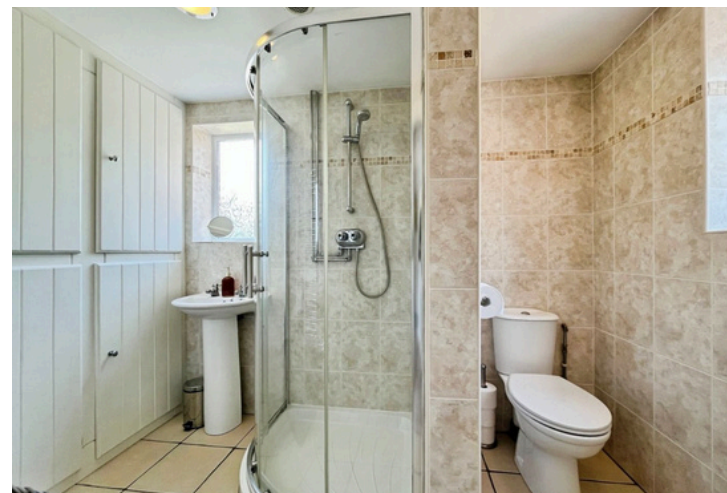
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Mortgages

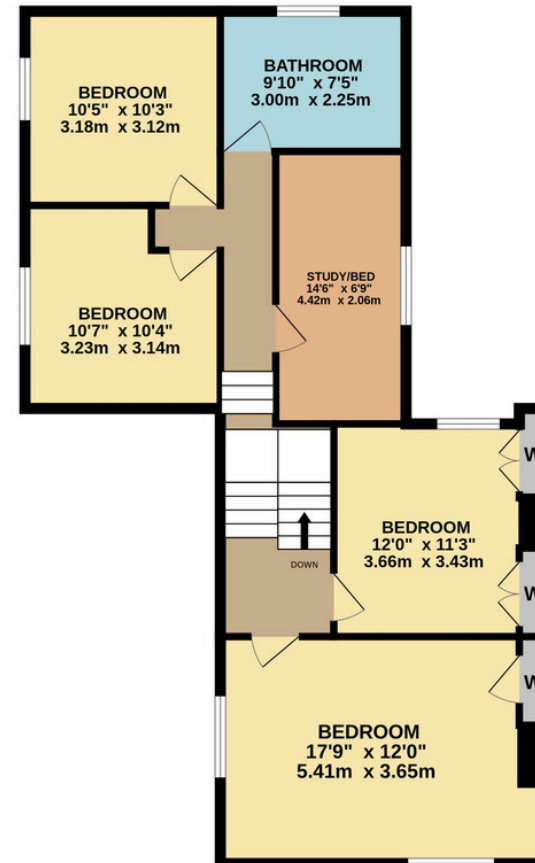
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GROUND FLOOR
1153 sq.ft. (107.1 sq.m.) approx.



1ST FLOOR
821 sq.ft. (76.2 sq.m.) approx.



STATION ROAD, KEYINGHAM, HU12 9TB

TOTAL FLOOR AREA : 1973 sq.ft. (183.3 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

