



Flinton Grange Cottage, Sproatley Road, Flinton, HU11 4NE

DISCOVER FLINTON GRANGE COTTAGE A SPACIOUS COUNTRY HOME WITH EQUESTRIAN FACILITIES



Welcome to Flinton Grange Cottage!
Set within JUST OVER TWO ACRES of well-maintained grounds,
including PADDOCKS and STABLES.

This immaculate FIVE BEDROOM-THREE RECEPTION ROOM detached country residence is perfect for families and gatherings alike.

With LARGE LAWN AREAS, a delightful patio, and inviting sunny seating spots, the property offers a fantastic outdoor lifestyle.

Located in the charming village of Flinton, you'll enjoy a peaceful retreat along a PRIVATE TRACK, shared with just a couple of other properties.

From the Agent's Perspective Flinton Grange Cottage is a fantastic opportunity for those seeking a spacious family home with added equestrian features.

The property includes stunning kitchen, utility, orangery, sitting room, family room, three ground floor bedrooms, with the master bedroom featuring an en-suite bathroom and a dressing room, ideal for comfortable family living.





The LARGE ORANGERY ROOM, SITTING ROOM and FAMILY ROOM provide plenty of versatile space for entertaining. Upstairs, you'll find TWO ADDITIONAL BEDROOMS and a convenient HOME STUDY.

Outside, the well-kept GARDENS enhance the appeal of this country residence, making it perfect for those who appreciate nature and outdoor activities.

From the Client's Perspective
Flinton Grange Cottage will be wonderful home for your family. The space is perfect for large gatherings, and the children will love playing in the expansive gardens.



Having livestock and SPACE FOR EQUESTRIAN ACTIVITIES will be a delightful bonus for you. You'll also appreciate the peaceful location, allowing you to enjoy the beauty of the Holderness countryside with walks and cycling trails nearby.

This home truly feels like a slice of rural life that will bring you together.

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

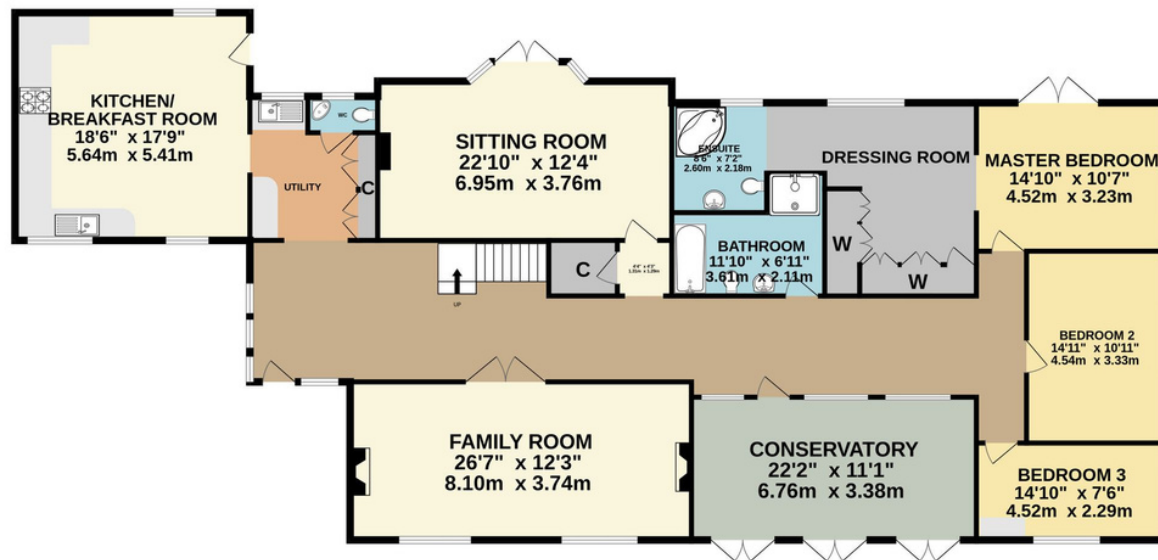
Strictly by appointment with the sole agents.

Mortgages

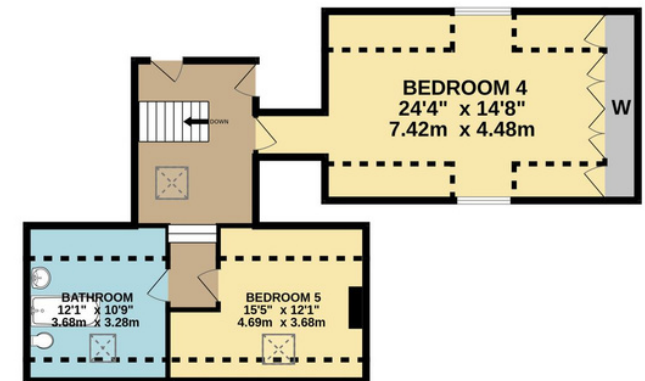
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
2688 sq.ft. (249.7 sq.m.) approx.



1ST FLOOR
810 sq.ft. (75.3 sq.m.) approx.



SPROATLEY ROAD, FLINTON, HU11 4NE

TOTAL FLOOR AREA : 3499 sq.ft. (325.0 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

