



Glen Fell, Tranby Lane, Swanland, North Ferriby, HU14 3NG

FINE & COUNTRY



## GLEN FELL IS A LARGE PERIOD SEMI-DETACHED HOME WITH REAL FLEXIBILITY AND SPACE



Set in half an acre on the edge of Swanland, it offers five bedrooms, five reception rooms and three bathrooms across 2,600 sq. ft. The layout works well for family life, entertaining, or even creating an annex if needed. With a south-facing aspect, generous parking and excellent schools nearby, it's a practical and appealing choice in a highly convenient spot.



## From the Agent's Perspective

What strikes you first about Glen Fell is the amount of space it offers, both inside and out.

This is a home that feels private without being cut off, set back from Tranby Lane on a half-acre plot with a wide driveway for several cars.

The south-facing garden at the back adds to the sense of openness, giving you a lovely view that changes with the seasons.

The house itself is extended and designed for flexibility. Across its 2,600 square feet are five bedrooms, five reception rooms and three bathrooms, making it straightforward to adapt for family needs.

For anyone thinking about multi-generational living, there is clear potential to create an annex without compromise.







A real talking point is the octagonal day room at the rear. With its panoramic windows it makes the most of the garden and captures plenty of natural light – perfect for a morning coffee, reading or just taking in the view.

The main reception rooms are equally bright, helped by their walk-in bay windows that draw in sunshine throughout the day.

This is a house that works well for entertaining. Whether it's a family gathering or a larger event, the scale of the rooms and the flow between them makes it easy to bring people together while still giving everyone a bit of space.



The kitchen and dining areas connect well with the garden, making summer use especially enjoyable.



Schools are an important factor for many buyers, and here you are well-placed. Tranby Croft, Swanland Primary and Hessle Mount are all within easy reach, offering excellent options whatever stage of education your family is at.

Commuters will appreciate the convenience too – the Humber Bridge and A63 are just minutes away, with Beverley and beyond easily accessible from the northbound bypass.

Overall, Glen Fell is about practicality paired with comfort. It is a property that gives you options, whether that's entertaining, working from home, accommodating extended family, or simply enjoying the peace of your own sizeable plot.

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 F.\*

## Fixtures & Fittings

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

## Disclaimer

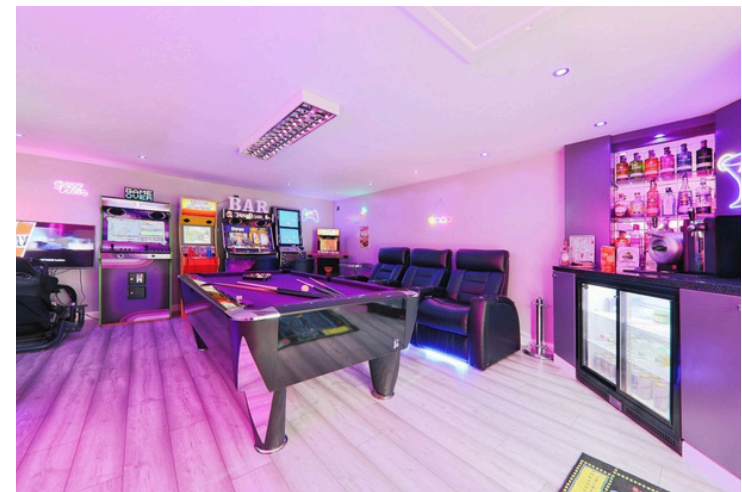
\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

## 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.

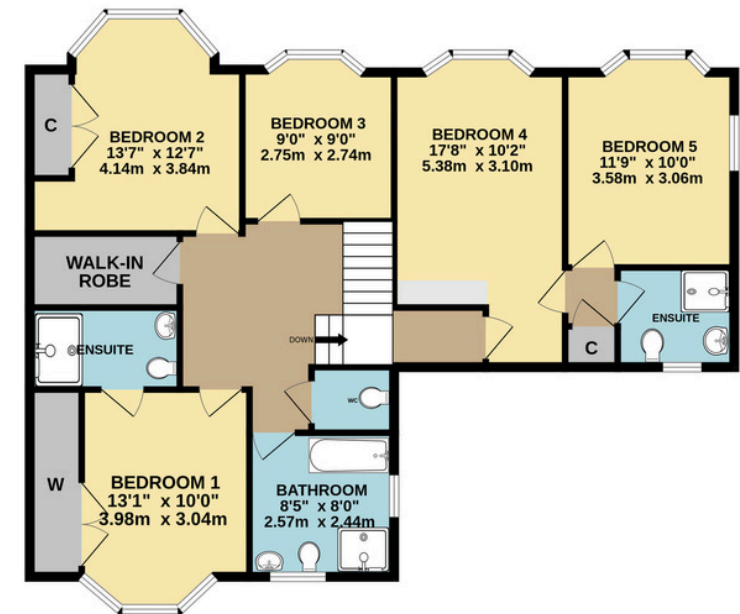




GROUND FLOOR  
1499 sq.ft. (139.2 sq.m.) approx.



1ST FLOOR  
1053 sq.ft. (97.9 sq.m.) approx.



TRANBY LANE, SWANLAND, NORTH FERRIBY, HU14 3NG

TOTAL FLOOR AREA : 2552 sq.ft. (237.1 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](http://www.fineandcountry.com)

