



Melton Grange, Gibson Lane South, Melton, North Ferriby, East Yorkshire, HU14 3FP

FINE & COUNTRY

## ONE OF THE MOST EXCITING REFURBISHMENT OPPORTUNITIES TO COME TO THE MARKET IN RECENT YEARS



Melton Grange is a fine Grade II Listed mid 18<sup>th</sup> century, circa 1745, period property standing in approximately 1.6 acres providing up to six bedrooms, three bathrooms, four receptions plus large dining kitchen. Take a look at the floorplan and photographs to appreciate the enormous potential. This very realistic price reflects the need for the significant amount of work required (estimated to be in excess of £500,000) and provides an opportunity to stamp your own style on this blank canvas while significantly increasing its value. Viewing by appointment only. There is an opportunity to purchase an additional 1 acre of land with development potential by separate negotiation.

## Location

The village of Melton lies approximately eight miles to the west of the centre of Kingston Upon Hull, and close to the popular villages of North Ferriby and Welton with the Historic Market Town of Beverley lying approximately ten miles to the north. Local shopping, primary schooling and sporting facilities can be found within North Ferriby, approximately one mile to the east. Further shopping and other facilities can be found within the villages of Elloughton and Brough, approximately two miles to the west. First class road connections are available as the A63 dual carriageway runs immediately to the north of the property which links into the regions motorway network.

## Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

### Central Entrance Hall

Featuring an original staircase and understairs storage cupboard.

### Drawing Room

With large walk-in bay window and period fireplace.

### Dining/Sitting Room

With feature fireplace and recessed cupboards.

Access to the side entrance door and large inner hall.

Office/Family Room  
With original mahogany period fireplace.

Library  
With walk-in bay window. Featuring an impressive mahogany fireplace with matching book shelving and desk.

Rear Hall  
With secondary staircase.

Dining Kitchen  
Includes a range of fitted cabinets in oak. The dining area has French door to the terrace.

Store

First Floor

Landing

Bedroom 1  
Enjoying a south facing aspect over the gardens.

En-suite Bathroom  
With full width fitted cupboards, panelled bath, pedestal wash hand basin and w.c.

## Bedroom 2

Enjoying a south facing aspect. Currently used as a first floor sitting room. Open plan to ...

## Dressing Room

## Family Bathroom

Includes panelled bath, high level w.c. and pedestal wash hand basin.

## Half Landing

With a range of fitted cupboards.

## Bedroom 3

Featuring an original period hob grate fireplace.

## Bedroom 4

With a range of fitted wardrobes and an original hob grate period fireplace.

## Bedroom 5

## Bathroom 2

Includes panelled bath, pedestal wash hand basin and low level w.c. plus built-in airing cupboard housing the insulated hot water cylinder.

## Second floor

### Loft Area

Formerly used as servant quarters, this large loft area is accessible via loft hatch.

## Outside

A long tree lined driveway gives access to a double garage and extends to the rear of the property providing multiple parking. The gardens lie principally to the south of the property with extensive lawns and a number of specimen trees providing a most attractive outlook. There is a west facing walled terrace, ideal for outdoor entertaining.

## Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators.

## 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 G.\*



## 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

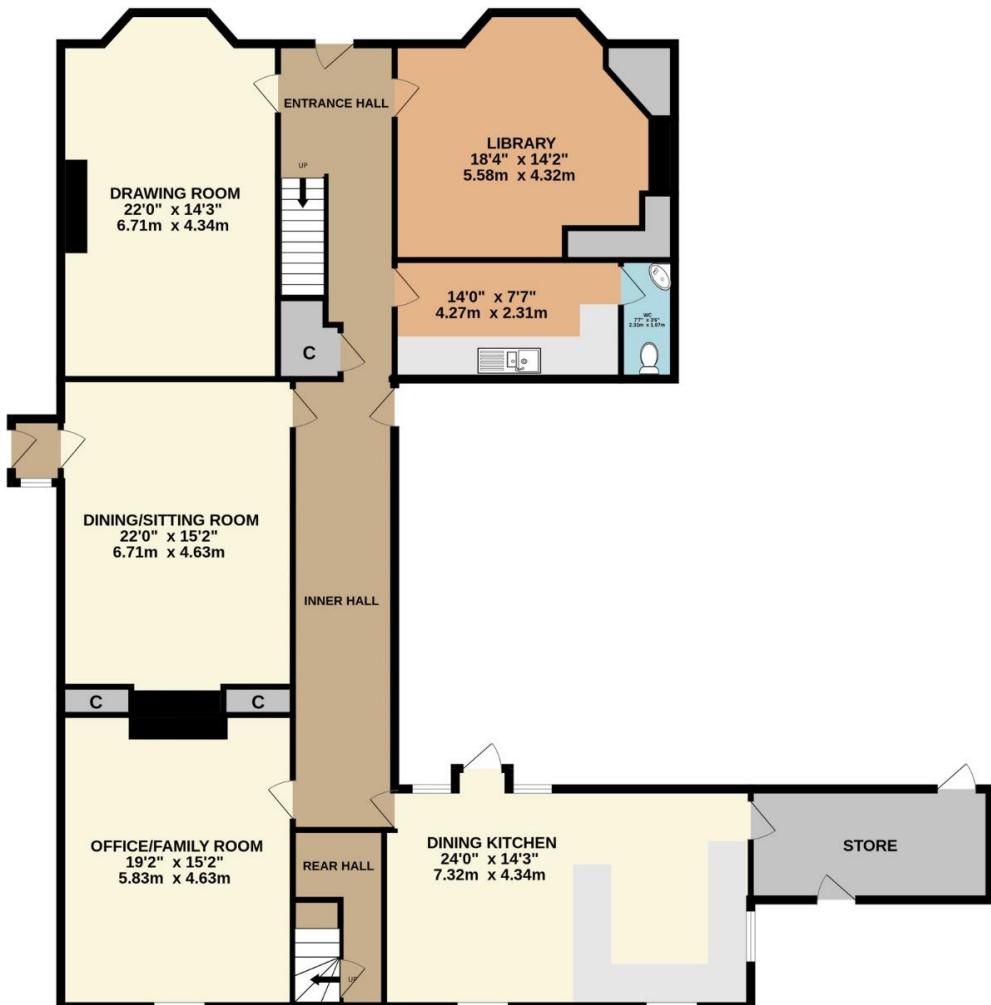
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## Valuation/Market Appraisal:

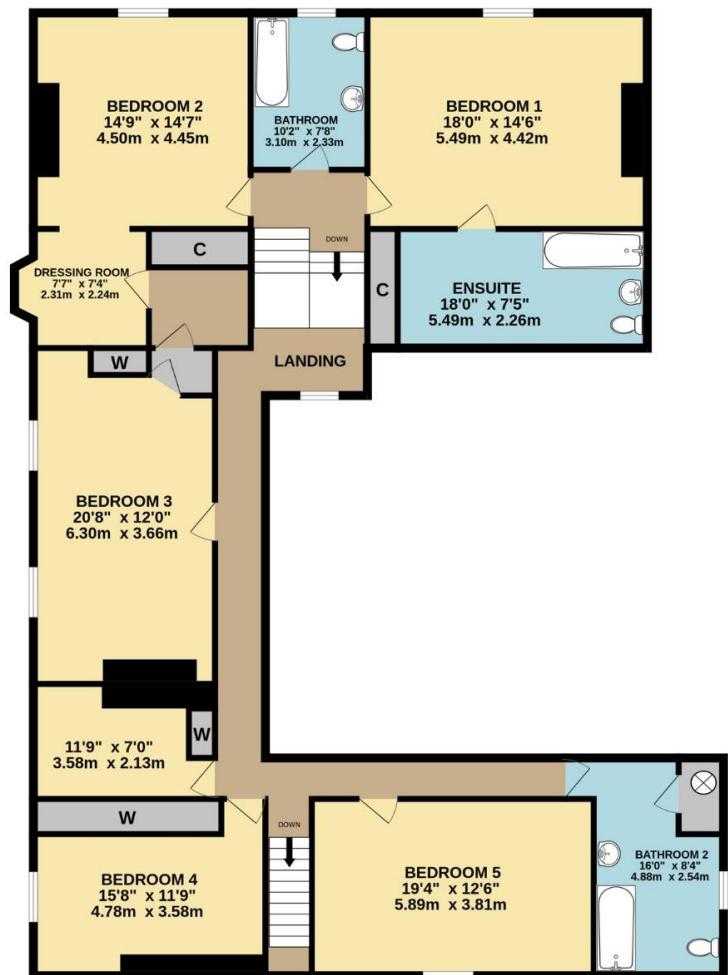
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GROUND FLOOR  
2242 sq.ft. (208.3 sq.m.) approx.



1ST FLOOR  
1913 sq.ft. (177.7 sq.m.) approx.



TOTAL FLOOR AREA : 4155 sq.ft. (386.0 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

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

