



Southfield House, Crab Tree Lane, Old Ellerby, Hull, East Yorkshire, HU11 5AJ

MID CENTURY GEORGIAN PERIOD STYLE RESIDENCE IN AN IDYLIC 4 ACRE SETTING



Southfield House is a charming country home offering generous space, privacy, and a wonderful sense of freedom. Perfectly positioned down a long private drive, it enjoys peace and quiet while still being only ten minutes from Hull, twenty from Beverley, and a short drive to the east coast. With around 3,750 sq. ft. of living space, the home provides six bedrooms, five bathrooms, and four reception rooms—ideal for families or those who love entertaining. Outside, the grounds are beautifully kept, with lovely views in every direction. For equestrian enthusiasts, the property includes four purpose-built stables and a menage, making it an ideal setting for horses or simply for enjoying the open space.

From the Agent's Perspective

Approached by a long private drive, Southfield House immediately feels special. It stands proudly within its grounds, surrounded by countryside that changes beautifully with the seasons. Inside, the layout has been thoughtfully designed to offer both space and comfort. The entrance hall, with its period staircase, sets the tone for the rest of the home—elegant yet welcoming.

One of my favourite features is the large 23ft x 23ft open-plan dining, living, and kitchen area, perfect for gathering with family or friends. There's also a separate entrance reception, two additional living rooms, a lovely garden room filled with natural light, and plenty of practical touches including a utility room, cloakroom, and rear entrance with two stores.

Upstairs, the bedrooms are equally impressive. The master suite is generous, while three further bedrooms have their own en-suites, and two others share a well-appointed family bathroom. It's a home designed for both family life and entertaining.

Outside, the equestrian facilities are first-rate, with four well-built stables and a menage. Whether you're passionate about horses or simply want to enjoy the privacy and outdoor space, Southfield House offers a lifestyle that's hard to match in such a convenient location.





Location

Old Ellerby is an unspoilt rural village approximately two miles from Skirlaugh just off the main Hull to Bridlington Road and is only ten miles north east of Hull and a similar distance east of the historic town of Beverley.

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.



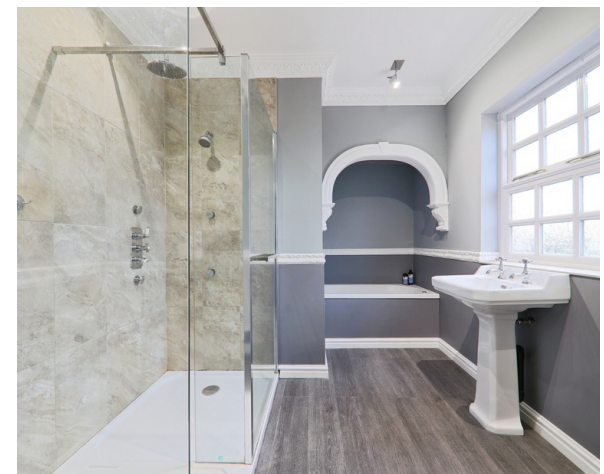
Viewings

Strictly by appointment with the sole agents.

Mortgages

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 with repayments on a mortgage or other loan secured on it.



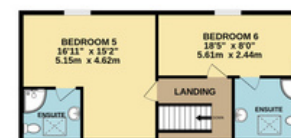
GROUND FLOOR



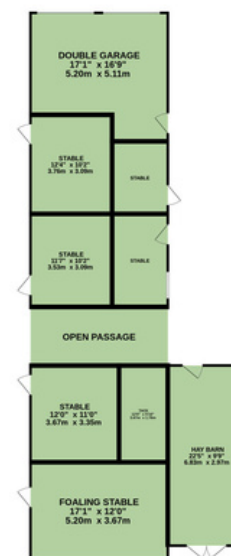
1ST FLOOR



2ND FLOOR



OUTBUILDINGS



SOUTHFIELD HOUSE, CRAB TREE LANE, OLD ELLERBY

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

