



Kiln House, Kilnhouse Lane, Tunstall, Hull, East Yorkshire, HU12 0JH

SPACIOUS DETACHED FARMHOUSE WITH ROOM TO GROW IN TUNSTALL



Welcome to Kiln House, a delightful DETACHED FARMHOUSE located in the peaceful coastal village of Tunstall. Recently updated and refurbished, this lovely property sits on around 2.34 acres of gardens and land with an option to purchase a further 11 acres by separate negotiation, complemented by OUTBUILDINGS and a serene rural setting. Ideal for a growing family, this home offers ample living space both inside and outside, ensuring you can enjoy a leisurely lifestyle surrounded by nature.



From the Client's Perspective

Living at Kiln House is a dream come true for your family. The space here allows each of you to have your own areas while still providing wonderful communal spaces. You'll love having family dinners in the KITCHEN and DINING ROOM, followed by relaxing in the CONSERVATORY that overlooks your garden. The children will enjoy exploring the expansive GARDEN and making the most of the fresh air. The LOCATION is perfect for nature walks and beach outings, making weekends enjoyable and filled with adventure. The updated features of the home have made it so comfortable, and the sense of community in Tunstall is heartwarming.

With easy access to local amenities and being just a short drive to Withernsea, Hedon and Hull, everything you need is close by. You'll feel lucky to have found such a wonderful place to call home!

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 D.*



From the Agent's Perspective

Kiln House is truly a special find! As you enter through the spacious ENTRANCE HALL, you'll discover a warm and inviting LOUNGE perfect for family evenings. The adjoining SNUG offers a cosy space to unwind, while the FAMILY ROOM provides a great spot for both relaxation and entertaining guests. The HOME STUDY is ideal for remote working or studying, and the KITCHEN and DINING ROOM create a fantastic hub for family meals together. You'll also love the bright CONSERVATORY that seamlessly connects indoor and outdoor living. Upstairs, there are FOUR GOOD-SIZED BEDROOMS, including the MASTER BEDROOM complete with an EN-SUITE and DRESSING ROOM, which is a real treat. Outside, the property features AMPLE PARKING, EXTENSIVE LAWNS, and a LARGE POND surrounded by MATURE TREES, all set against a backdrop of farmland.

Located close to the beautiful East Yorkshire coast, Tunstall has plenty to offer, including lovely walks, local beaches, and nearby amenities in neighbouring villages, all while offering the convenience of Hull just a short drive away.



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

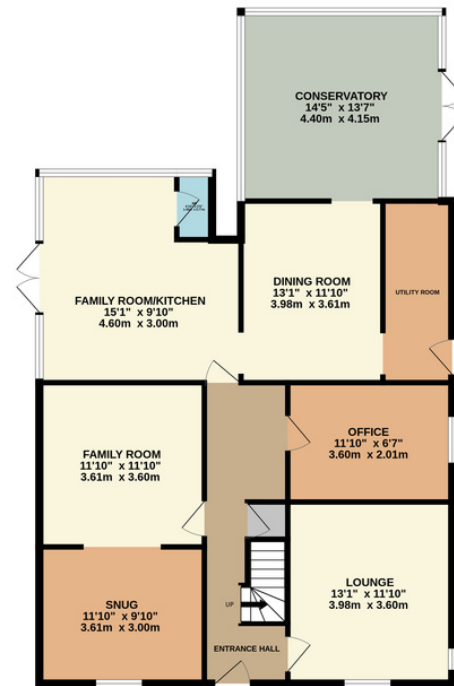
Strictly by appointment with the sole agents.

Mortgages

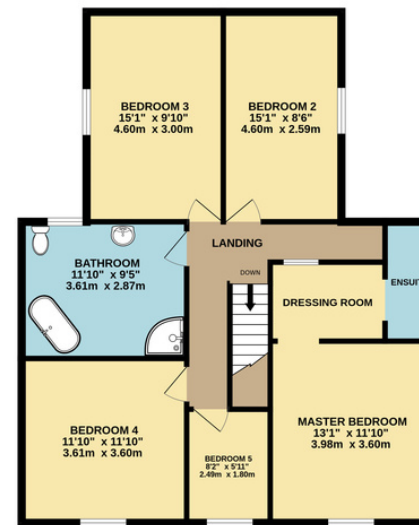
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.



GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 2163 sq.ft. (201.0 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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