



White House Farm
Dunswell Lane, Dunswell
Hull, HU6 0AG

GUIDE PRICE

£650,000

3 Bedroom Farm House with stable block, grassland and general purpose building (892 m²) in all extending to almost 10 acres



Garage and Stables



White House Farm Dunswell Lane, Dunswell, Hull, HU6 0AG

The first time to market for more than 100 years!

A rare opportunity to buy a detached three-bedroom house, with stable block, grassland, and general-purpose building (892m2) in all extending to almost 10 acres.

The accommodation includes entrance hall, lounge, dining room with archway to the kitchen, utility room, and downstairs WC. Upstairs landing, three good-sized bedrooms, a family bathroom and a separate WC. Gardens. The accommodation needs some updating.

DUNSWELL

Dunswell is situated approximately 4 miles from Hull and 3.5 miles from Beverley along the A1174. The village amenities include the Dunswell Academy Primary School, The Ship Inn Public House offering accommodation, a traditional pub menu complemented by specials and an outdoor garden with seating, barbecue pits and al-fresco bar providing something for everyone. China Red provides culinary variety in what was formerly The Coach and Horses public house. On the Go retail, petrol station and car spa complement the village amenities. Regular bus services.

Dunswell Lane leads to Cottingham with a railway station, local shopping and commercial centre and further education.

Historically, Dunswell was known as "Beer-Houses" due to the presence of two inns in close proximity being The Coach and Horses and The Wagon and Horses, both believed to date back to the 17th century.



Entrance Hall



Lounge



Lounge



Living Room

Accommodation

ENTRANCE HALL

The entrance to the property is via a glazed uPVC door into a welcoming entrance hall, featuring a radiator, coving and a staircase leading to the first floor. An understairs storage cupboard offers practical space, while doors provide access to the main ground floor rooms.

LOUNGE 19' 5" x 12' 11" (5.93m x 3.95m)

The spacious lounge is filled with natural light with a bay window to the front elevation, two additional side windows and sliding uPVC doors that open onto the rear garden. The room features elegant wall lighting, a central chandelier point, a striking feature fireplace which is the rooms central focal point and a radiator.

LIVING ROOM 17' 10" x 11' 10" (5.46m x 3.63m)

The dining room features windows to both the front and side providing ample natural light. A stone fireplace with a distinctive copper feature adds character to the room, complemented by coving, a radiator and an open archway that leads seamlessly into the kitchen which creates an open plan space suitable for entertaining.

KITCHEN 15' 7" x 12' 0" (4.77m x 3.66m)

The kitchen offers a charming retro feel and features a range of wall, base, and drawer units with worktops over. Fitted appliances include a Tricity double oven and grill, a four-ring electric hob, and an under-counter space for a dishwasher. A stainless-steel sink with double drainer is positioned beneath a rear-facing window, with an additional window to the side providing further natural light. A door from the kitchen leads into the rear lobby.

REAR LOBBY

The rear lobby provides access to the utility room and downstairs WC, also, a door leads to the rear garden.

UTILITY ROOM 11' 4" x 4' 5" (3.47m x 1.36m)

The utility room offers a convenient space for laundry and additional storage, featuring a built-in cupboard with hanging rail and shelving, a work surface with under-counter storage and open shelving and space and plumbing for a washing machine. A stainless-steel sink and drainer beneath a window to the side elevation, with a second window to the rear providing extra natural light. The room also houses a wall-mounted Vokera gas central heating boiler and is finished with tile-effect vinyl flooring for easy maintenance.



Kitchen



Kitchen



Utility Room



Bedroom 1

DOWNSTAIRS WC 6' 2" x 3' 9" (1.89m x 1.16m)

A sliding door provides access to a convenient downstairs WC, which is fitted with tile-effect vinyl flooring for easy upkeep.

FIRST FLOOR LANDING

The first floor landing features windows to both the front and rear providing plenty of natural light. Additional features include a radiator, coving, loft access, and doors leading to all upstairs rooms.

BEDROOM 1 12' 9" x 9' 5" (3.91m x 2.89m)

A double bedroom with feature bay window to the front elevation. The room is finished with coving and includes a radiator.

BEDROOM 2 11' 11" x 9' 11" (3.65m x 3.04m)

A window to the front elevation, coving and a radiator. The room also offers fitted wardrobes, providing practical and convenient storage solutions.

BEDROOM 3 12' 9" x 9' 6" (3.90m x 2.91m)

The bedroom features a rear facing window, coving, radiator and fitted wardrobe storage.

BATHROOM 6' 0" x 5' 7" (1.83m x 1.72m)

The family bathroom features partially tiled walls and is fitted with a panelled bath and a wash hand basin. A window to the

rear elevation provides natural light, and a built-in storage cupboard offering convenient space for towels and linen.

WC The separate WC includes a window to the rear elevation.

CENTRAL HEATING Gas-fired central heating.

DOUBLE GLAZING The front door and most, but not all, of the windows are UPVC double glazed.

GARDENS To the front, the property sits behind a hedged boundary and features a well-maintained garden laid to lawn, complemented by a conifer and a charming blossom tree. To the rear, there is a patio area ideal for outdoor seating, along with a further lawned area, offering a private and peaceful outdoor space.

COUNCIL TAX Band D.

ENERGY PERFORMANCE CERTIFICATE Rating D.

TENURE Freehold.

VACANT POSSESSION On completion.

SERVICES Mains connected or available in the area.



Bedroom 2



Bedroom 3



Bathroom



General purpose building

STABLE BLOCK AND YARD

(Potential for an additional dwelling subject to usual consents first being obtained).

A garage with an up-and-over door is positioned at the north end of a block of eight standard-sized stables, each with its own stable door.

GENERAL PURPOSE BUILDING

Measuring externally 120' x 80' and approximately 5 m to eaves - 892 m². The building has drive-through doors and concrete floor. The building has been used for a variety of agricultural purposes and may be suitable for alternative commercial purposes subject to usual consents first being obtained.

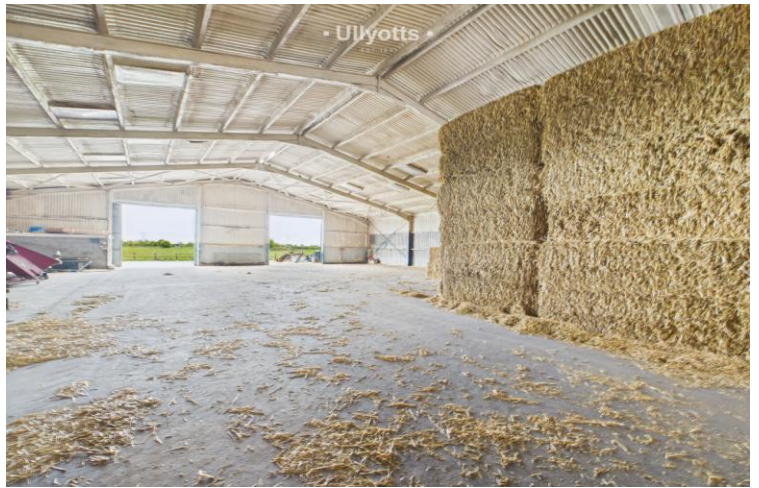
GRASSLAND

To the south of the property a grass field bounded on the east side by Beverley Road (A1174) and on the west side by Beverley and Barmston drain and in all estimated to extend to just under 9 acres.

VIEWING

Strictly by appointment with Ulllyotts.

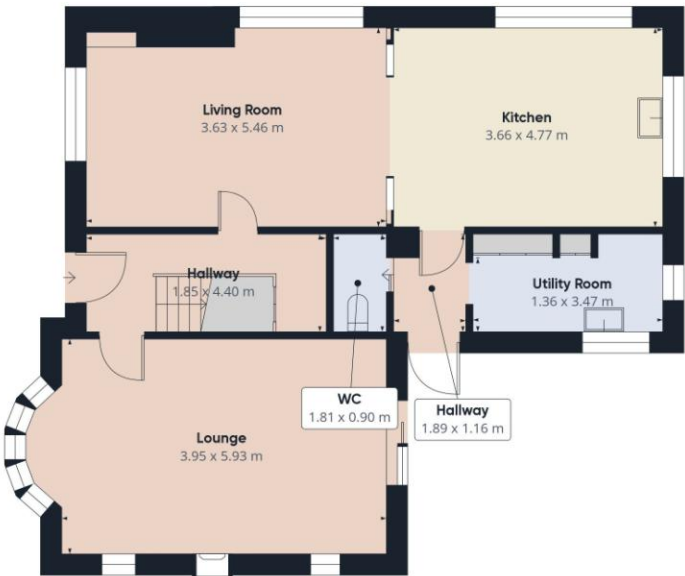
Regulated by RICS



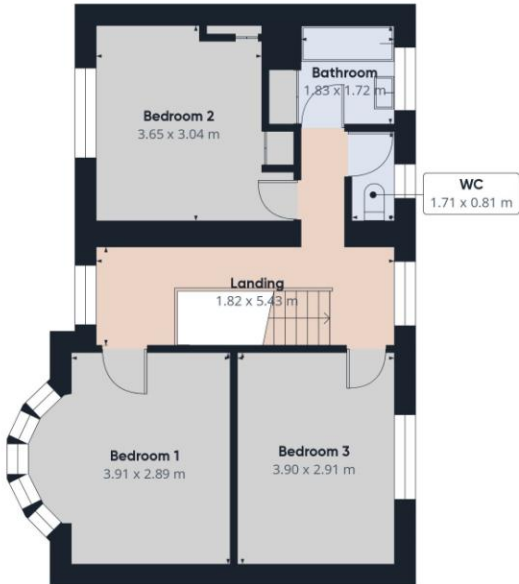
Grassland



The stated EPC floor area, (which may exclude conservatories),
is approximately 142 sq m



Ground Floor Building 1



Floor 1 Building 1

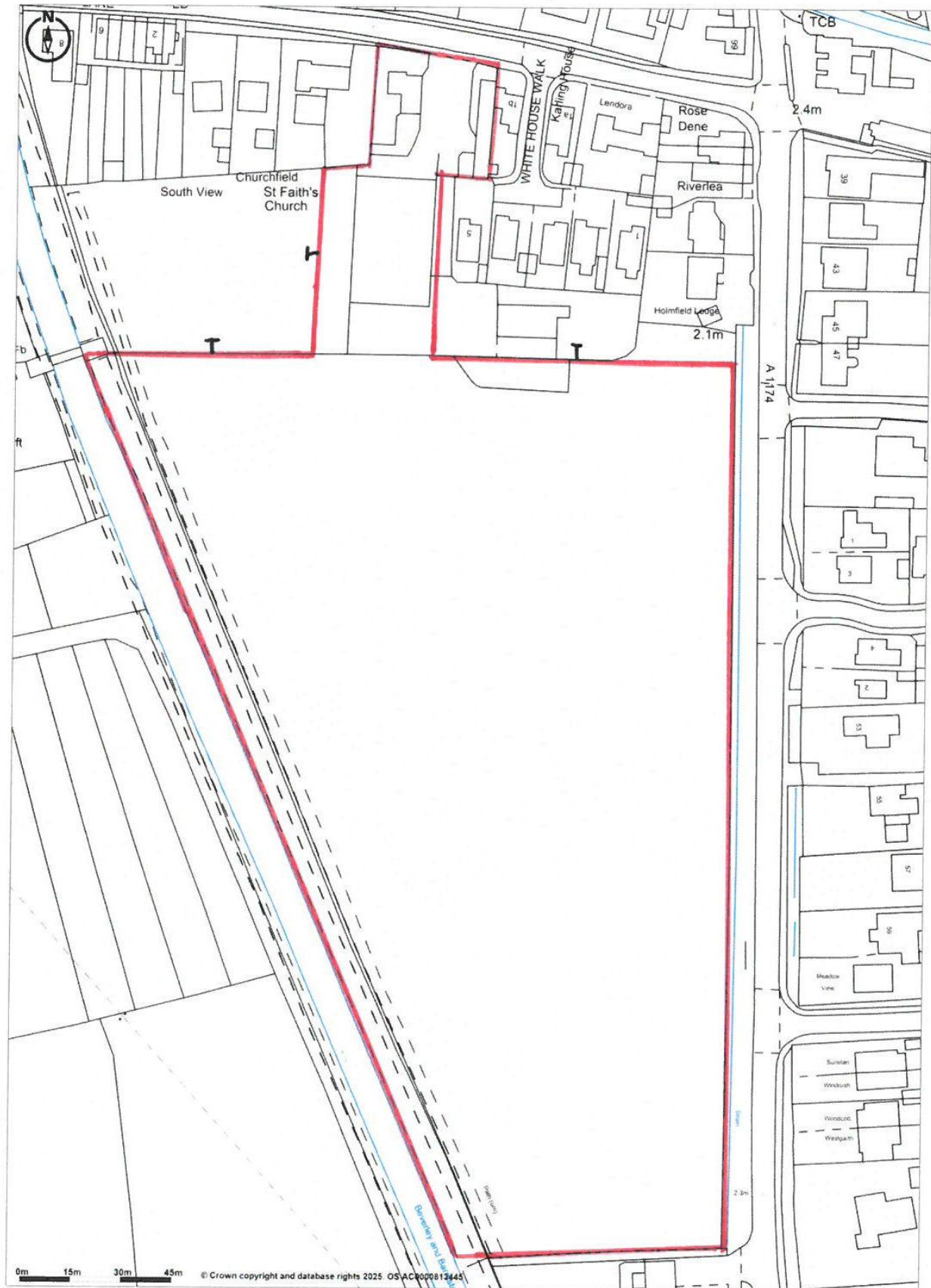
Approximate total area⁽¹⁾
132.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

White House Farm, Dunswell Lane, Dunswell, Hull, East Yorkshire, HU6
0AG.



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations