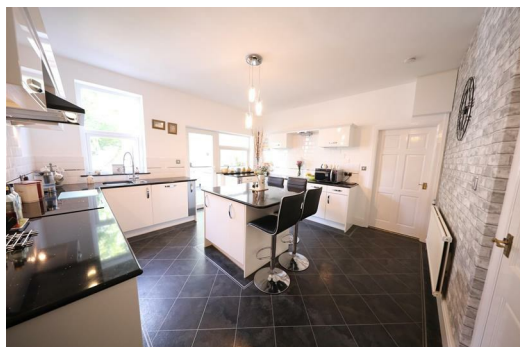




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Moorlands Humbleton Moor (Equestrian Property), Hull, HU11 4ND Offers in the region of £700,000**

OUTSTANDING FOUR BEDROOM HOME - SET ON 2.9 ACRES - EQUESTRIAN PROPERTY WITH STABLE AND Paddock

Welcome to this exceptional rural retreat set on 2.9 acres in the idyllic Humbleton Moor, close to Sproatley and just a stone's throw from the vibrant city of Hull. This property offers an enchanting blend of countryside serenity and city convenience. The interior of this expansive property boasts an abundance of living space, catering to a variety of lifestyles. On the ground floor, you'll find a welcoming living room, a comfortable sitting room, a dining room ideal for entertaining, a versatile study, and a bright conservatory that beckons you to unwind. The well-appointed kitchen and convenient utility room provide functionality and style in equal measure. Upstairs, four generous bedrooms await, each offering its unique charm. Two luxurious ensembles add a touch of opulence to the main bedrooms. A family bathroom ensures that daily routines are met with convenience and sophistication. A balcony offers a picturesque spot for morning coffee or stargazing at night. Outside, this property truly shines. Set on 2.9 acres, it includes a paddock, a vegetable plot, and stables with the added benefit of electric and lights. A massive garage, craft room, and tack room, all attached in an L shape, provide ample space for hobbies and storage. In summary, this four-bedroom detached property in Humbleton Moor offers a unique opportunity to embrace a rural lifestyle while still enjoying the amenities and vibrancy of Hull. With its extensive living space, charming features, and remarkable outdoor offerings, this property invites you to experience the best of both worlds. Don't miss your chance to make this serene countryside haven your home.

**DO NOT DELAY. BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### HALLWAY



### LIVING ROOM

13'92 x 14'92 max (3.96m x 4.27m max)

A fantastic family room with a multi-fuel burner.



### SITTING ROOM

14'91 x 14'98 (4.27m x 4.27m)

Another fantastic family room with an open fire.



### DINING ROOM

11'49 x 13'90 max (3.35m x 3.96m max)

A lovely area that is perfect for family meals.



### KITCHEN

14'19 x 13'95 max (4.27m x 3.96m max)

With a range of eye level and base level units and complimenting marble work surfaces, an integrated electric oven with an integrated hob and an overhead extractor fan, a sink and drainer unit, an integrated dishwasher and an integrated fridge.



### UTILITY ROOM

10'85 x 18'53 max (3.05m x 5.49m max)

With a stainless steel sink and drainer unit, space for a fridge freezer, space for a tumble dryer and plumbing for a washing machine. Also benefits from air conditioning.



### CONSERVATORY

15'00 x 26'68 max (4.57m x 7.92m max)

A wonderful conservatory with air conditioning.

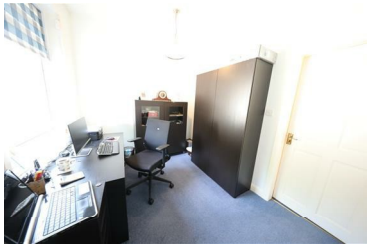


### STUDY

10'55 x 8'22 max (3.05m x 2.44m max)

A brilliant office space.



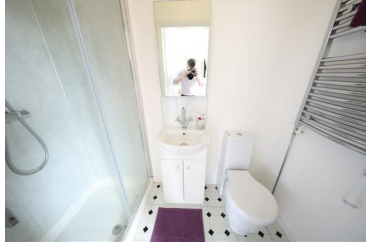


**SHOWER ROOM**

With a low level WC, a hand basin and a walk in shower.

**ENSUITE**

With a low level WC, a hand basin and a walk in shower.



**BEDROOM 4**

12'04 x 10'07 max (3.76m x 3.23m max)

**FIRST FLOOR**

**BEDROOM 1**

15'25 x 15'03 max (4.57m x 4.65m max)

A fantastic main bedroom with ensuite access.



**BATHROOM**

With a low level WC, hand basin and a panelled bath with an overhead shower attachment.

**ENSUITE**

With a low level WC, a hand basin and a walk in shower.

**BEDROOM 2**

15'01 x 14'29 max (4.60m x 4.27m max)

Another wonderful bedroom with plenty of space for storage.



**BEDROOM 3**

10'37 x 14'14 (3.05m x 4.27m)

With ensuite access.

**LANDING**



### **GARAGE**

24'72 x 20'05 (7.32m x 6.22m)

A wonderful garage space with additional rooms attached.

### **CRAFT ROOM**

11'36 x 10'09 (3.35m x 3.28m)

Accessed via the garage.

### **TACK ROOM**

7'51 x 10'48 (2.13m x 3.05m)

Additional useful space.

### **OUTSIDE**

The property totals 2.9 acres with a separate entrance to the 3 x 12' stables and 8' feed room all with mains electric and lights. There's hardstanding 14m x 20m. Parking hardstanding 18m x 20m, fenced vegetables plot 32m x 6m.



### **CENTRAL HEATING**

The property has the benefit of oil central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

Symonds + Greenham have been informed that this property is Freehold.

### **COUNCIL TAX**

Symonds + Greenham have been informed that this property is in Council Tax Band E.

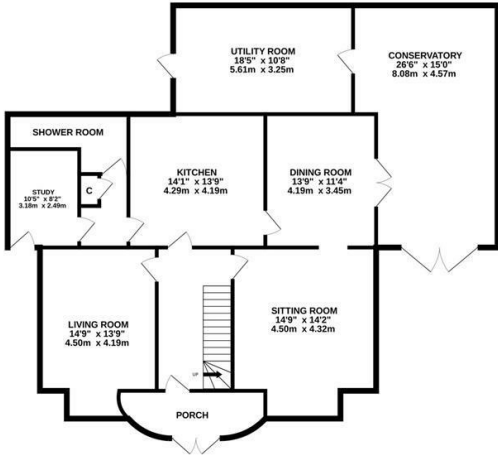
### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

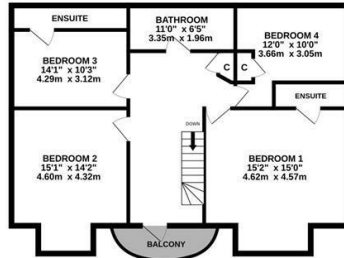
### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

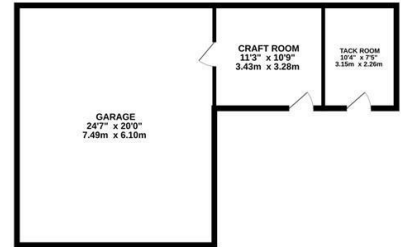
GROUND FLOOR  
1692 sq.ft. (157.2 sq.m.) approx.



1ST FLOOR  
828 sq.ft. (77.0 sq.m.) approx.



OUTBUILDINGS  
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 3225 sq.ft. (299.6 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.  
Made with Metropix ©2023

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

