



Barmston Lane, Woodmansey, Beverley
£1,695,000





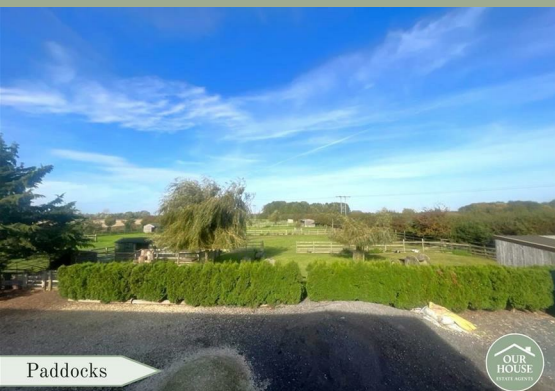
Main Farm



Main Farm



Main Farm



Paddocks



Main Farm



Holiday Home Area



PROPERTY PART EXCHANGE CONSIDERED

Situated in Woodmansey, on the outskirts of the market town of Beverley but close to Hull and Hornsea on the coast, is this successful holiday let business complete with charming four bedroomed owners residence (in excess of 2,500sq ft), three, two bedroomed purpose-built holiday cottages, 18 acres of grazing land and private, well stocked fishing lake, multiple stables and two good sized general purpose buildings and static caravan site.

Accessed via electric gates that lead to an extensive parking area, the set up is impressive. However the agent feels there is huge potential for further business utilisation (subject to necessary planning consents) with multiple ideas being discussed ranging from wedding venue, expanding on the existing holiday let business, equestrian use, storage facility etc. This property really does have a lot to offer and serious buyers are encouraged to call for further details and to arrange a viewing.

EPC Barmston Farm - E
EPC Dairy Cottage - D
EPC Otter Cottage - C
EPC Fox Cottage - C
Council Tax Band E
Tenure - Freehold



Playground Area



Main Farm



Outbuildings



Outbuildings



Outbuildings



Main House

The main residence is a spacious, four double bedroom, five reception room, charming detached property, dating back to the 1850's. There are period features in abundance along with a few modern but fitting twists.

The ground floor briefly comprises of utility room, w.c., living breakfast kitchen, dining room, shower room, sitting room with inviting log burner, lounge with built in bar area, entrance hall and music room/snug.

To the first floor is the landing and hallway, master bedroom with balcony, three further double bedrooms and large bathroom with Jack and Jill door to bedroom two.

The property benefits from a private, south facing enclosed garden which is mainly laid to lawn with mature trees and shrubs and an impressive swim spa, hot tub.

Courtyard with Useful Range of Outbuildings

To the rear of the main house is a courtyard area. Attached to the main house and forming the western boundary of the courtyard is a large store room which is currently used as a large kennel. This has potential to be converted to provide a useful granny annex (subject to the necessary planning consents).

Adjacent to and detached from the main residence is a great sized room that the current vendors use as their office but would also make fabulous garden/games room. attached to this is a large useful brick built store.

Dairy Cottage

Two bedroomed detached cottage, converted from an original dairy building, it is cleverly packed full of features, creating the most idyllic holiday cottage. Disabled access, with shower room, and spacious accommodation, parking and private, enclosed patio garden.

Otter Cottage

Otter and Fox Cottage along with the sites laundry room have been created from an old stable block.

Semi detached, Otter cottage offers a delightful and quirky two bedroomed conversion, with accommodation all on a single level with beautifully appointed bathroom and open plan living kitchen. It also benefits from private courtyard with seating area and parking.

Fox Cottage

Semi detached and perfectly formed, another beautifully appointed two bedroomed, single level holiday cottage with open plan living, bathroom, private courtyard garden and parking.

Laundry Room

This is a fantastic and well thought out addition to the site. With ample room for laundry storage, space and plumbing for multiple washing machines and tumble driers.

Holiday home and Play Park Area

To the east of the main residence and in a tucked away and scenic corner of the farm is the holiday home area. There are currently four static caravans in situ with private paths leading to each and an additional site ready for a fifth should the new owners wish to install another. Each caravan is well appointed with three bedrooms, shower room and open plan living kitchen and all benefit from double glazing and central heating.

Just bordering the static caravan site to the west is the useful laundry room.

To the north of the static caravan site is a large pond with lawned picnic and park area beyond, housing children's play equipment, sand pit and picnic benches.

Large General Purpose Building One

60 x 70 max
General purpose building offering in the region of 5000sq ft in total. Electric roller shutter doors service entrances on both ends. The agent feels this space offers many options from storage, indoor menage and even wedding venue, subject to the necessary planning consents.

The main part of the building is steel portal frame with concrete block walls and concrete flooring. The second part of the building (which opens into the main building to one end) is made up of timber frame with concrete walls and floor.

Large General Purpose Building Two and Stables

60 x 30

Timber frame building with clad sides and roof. Electric roller shutter door. Mezzanine store area at the rear.

There are currently six block built stables to two sides of the building along with a good sized games room and store room.

Paddocks and Animal Housing

Just north of the main house, across the yard are 3 acres of grass land that are currently partitioned with post and rail fencing into eight paddocks. Quality animal shelters, housing and concrete hardstanding suitable for donkeys, ponies, goats and poultry etc are also in situ.

Further to this is a cute entertaining cabin has been used for another's animal parties. This again offers potential purchasers another business opportunity.

Lake and Further Land

Further to the main farm and paddocks there are an additional 10 acres with a 3 acre lake in situ to the north east of the property. The lake is currently well stocked with Bream, Carp, Tench, Roach, Perch and Rudd and is surrounded by high quality otter fencing. Further to this is an extra two acres of land including woodland and paddock.

The lake has 40 fishing pegs, is served with three phase electric supply together with excellent CCTV system and the agent feels the picturesque grass and woodland that surrounds the lake could be utilised for further accommodation whether that be camping, glamping or lodges, subject to any necessary planning constraints. The current owners rent an additional 1.5 acres of Riverside grazing land from the Environment Agency which adjoins the property. It is understood that this would be available to the buyer

going forward, if required. This land bordering the River Hull could offer potential buyers the opportunity to apply for a river mooring if it was of interest.

The Business

Trading accounts will be available upon request to interested parties who have viewed the property but it must be noted that the current vendors have utilised the property to suit their needs and the agent believes there is huge potential to increase income from the property.

Funding to purchase the property must be in place prior to making an offer and can not be raised on the current business earnings.

Fixtures and Fittings

All three cottages along with the four static caravans will be sold with all fixtures, fittings and furniture.

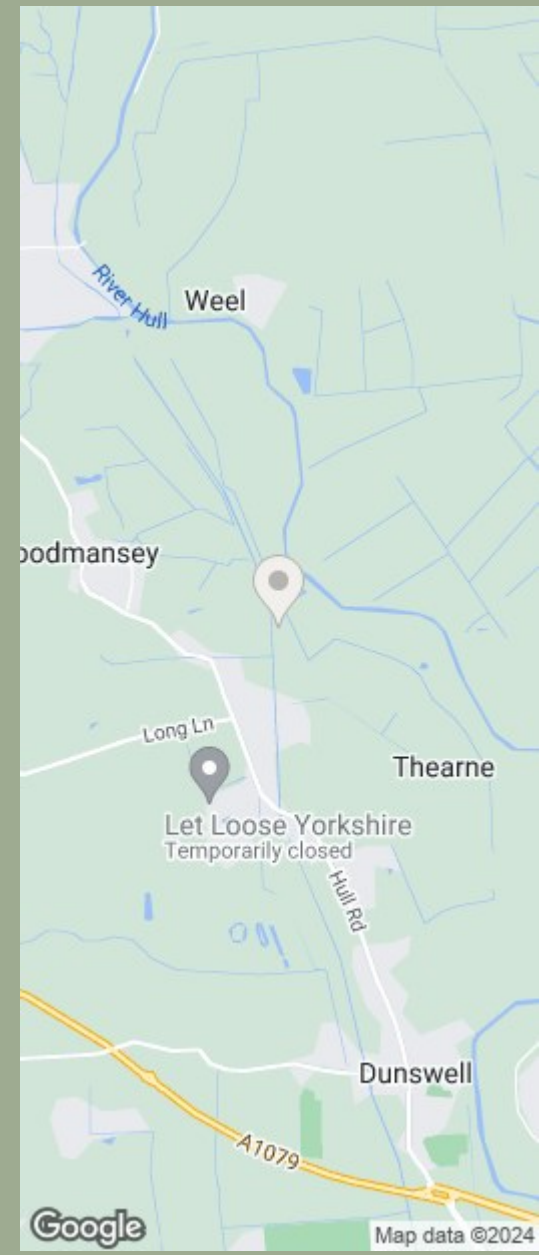
Services

Two borehole water supplies. Mains three phase electrics. Two sewage treatment plants. Oil fired central heating to the main residence and the three cottages.

The property also benefits from 10KW solar panels.

Viewings

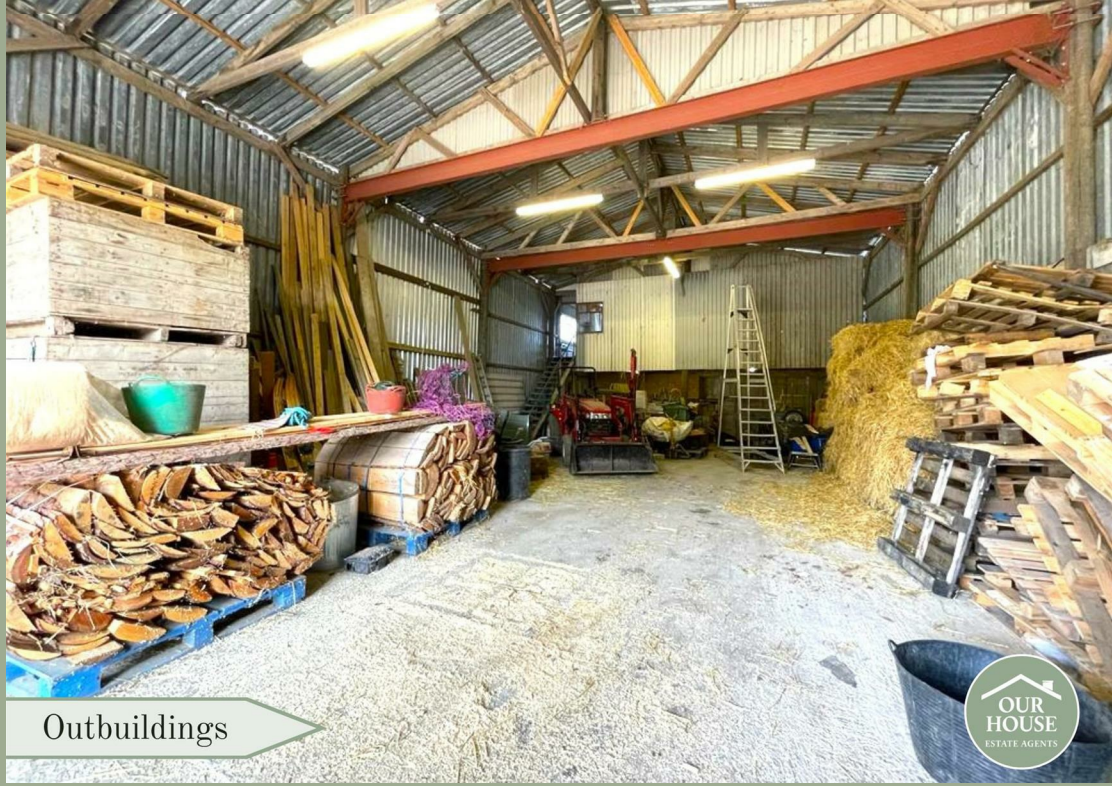
Viewings are strictly by appointment through Our House Estate Agents - 01964 532121



Outbuildings



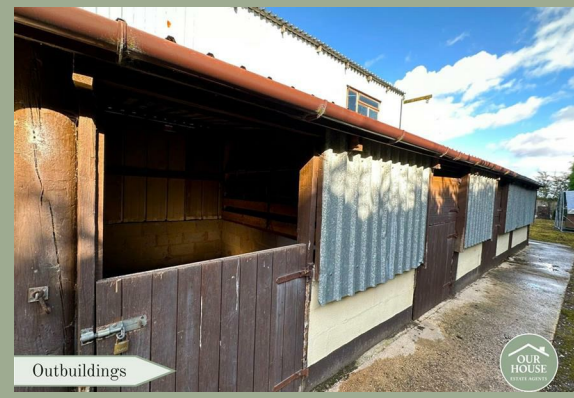
Outbuildings



Outbuildings



Outbuildings



Outbuildings



Games Room

MAIN RESIDENCE



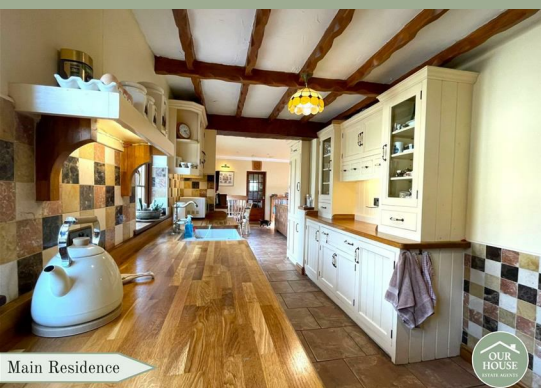
Main Residence



Main Residence



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Main Residence





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Main Residence



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Dairy Cottage



Main Residence



Dairy Cottage



Dairy Cottage



Fox Cottage



Otter Cottage



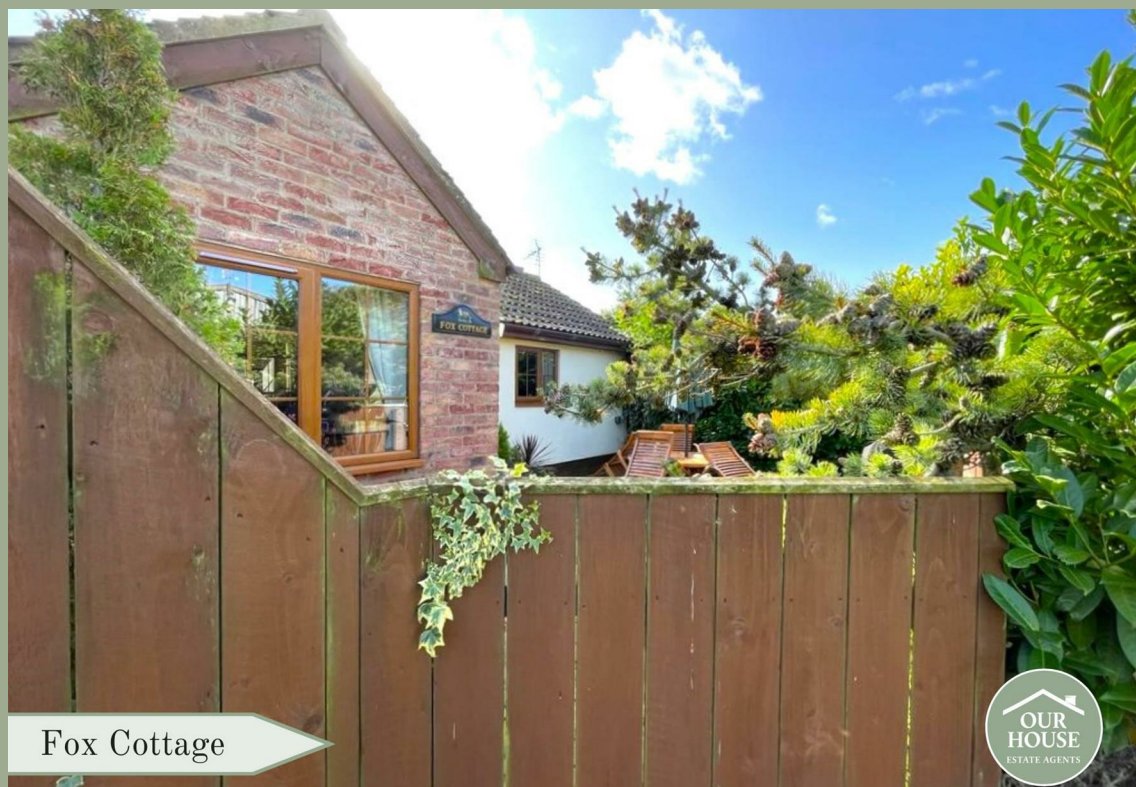
Otter Cottage



Otter Cottage



Otter Cottage



Fox Cottage



LAKE AND LAND



Fox Cottage



Lake and Land



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