



Hull Road, Great Hatfield, Hull  
£1,999,950





MAIN RESIDENCE GARDEN



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## FANTASTIC WEDDING VENUE AND HOLIDAY LET BUSINESS

Clapham Holme Farm is more than just your ordinary wedding venue, it is an intimate and magical place for holidays, special occasions, extended family get togethers, adventures and memory making.

Situated between Beverley, Hull and the East Coast, this circa 10 acre site is private and picturesque.

On site are six, two and three bedroomed holiday lets, including The Hayloft honeymoon suite and Bluebell Cottage which is wheelchair friendly. Further to these are the onsite caravan and camping site, three bedroomed static caravan, canal boat and glamping yachts.

There is a characterful three bedroomed owners farmhouse which allows the owner/operator to live on site, along with a beautifully presented, modern three bedroomed barn conversion which could again be used for owner/operator or private rental.

Last but not least are the three former barns. The Granary Barn is the stunning fairy tale themed wedding barn, seating 200 guests, along with stage, dancefloor and bar. There is a lovely snug area with log burner for the cosier evening functions.

The Granary Barn comes complete with commercial size kitchen, along with ladies and gents w.c. and shower block facilities.

The Atrium Barn is available to host Civil Ceremonies and the Tin Shack Barn is a great meet and greet area with its bottle bar.

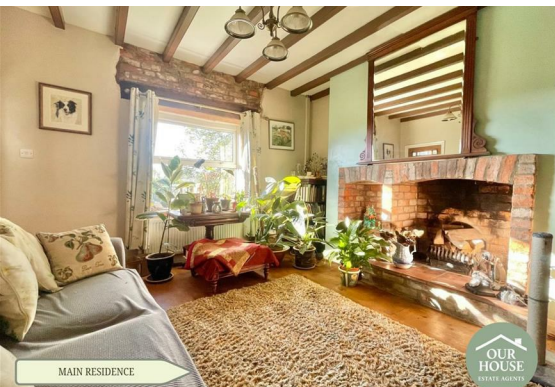
In addition, the scenic gardens and picturesque lake make this a beautiful venue to create memories for guests and owners alike. There are also paddock areas and animal housing, enabling a small petting farm.

Clapham Holme Farm Cottages and the Granary Barn Wedding venue have been subject to fabulous 5 star reviews and are being sold as a going concern and thriving business due to the current owners retiring. The business is currently running at the capacity the vendors desire, but there is huge scope for the business to be maximised further.

The new owners will honour all bookings including weddings.



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## MAIN RESIDENCE

The main residence is a spacious, three double bed roomed, charming, detached property, dating back to the early 1800's. There are period features in abundance along with a few modern but fitting twists.

The ground floor, briefly comprises of Entrance Hall/Utility area, w.c. The kitchen diner oozes traditional farmhouse aesthetic with fitted wall and base units, large, range-style oven, wooden work surfaces and feature brick fireplace and wooden beams to the ceiling. Spacious lounge with French doors to the side. There are two fireplaces serving this room, one is a beautiful open fireplace and there is a multifuel burner to the other side of the room, keeping plenty of traditional features including a further beamed ceiling. The first floor comprises of master bedroom with en suite, two further double rooms and family bathroom.

To the rear you will find a large private garden with mature plants, shrubs and trees, a pond and fenced boundaries.

EPC - F  
Council Tax - D  
Tenure - Freehold

## THE CARTHOUSE

The Carthouse is the epitome of contemporary living and a prime example of a modern barn conversion. With a bright and spacious entrance hall featuring a double height ceiling creating a grand first impression. A Cloakroom/W.C., is tucked away under the staircase for convenience. The open plan living, kitchen, diner is superbly decorated and well thought out with ample storage and quirky features. With trifold doors to the rear, fitted wall and base units, space for a range oven/cooker and feature breakfast bar. Underfloor heating and spotlights. To the first floor, you will find a master bedroom with spacious walk in wardrobe/dressing room, two further double bedrooms, one with Juliette balcony. The family bathroom briefly comprises of a step in shower, freestanding bath, pedestal wash hand basin, W.C, heated towel rail and extractor fan.

To the rear of the property you will find a decked area and gravelled BBQ area.

EPC - D  
Council Tax - D  
Tenure - Freehold

## BLUEBELL COTTAGE

This adapted, wheelchair friendly cottage is brilliant for anyone who may need more accessible accommodation, with it's wider doorways, wet room and single storey.

The open plan living, kitchen diner is fully equipped with fitted wall and base units, built in electric cooker, hob, and extractor hood over. Single drainer bowl sink, partly tiled walls, and two radiators. With two windows to the front and five Velux windows to the roof/ceiling ensuring plenty of natural light. This cottage also briefly comprises of, Utility with fitted wall and base units, space for fridge freezer, space and plumbing for washing machine. Two double bedrooms and wet room which can also be accessed via the master bedroom.

EPC - D

## THE HAYLOFT

Currently used as the stunning bridal suite, this modern barn conversion boasts unique, charming décor that blends rustic appeal with comfort. Briefly comprising of: living area with French doors to the side, which open onto a patio with hot tub area. Kitchen with fitted wall and base units with work surfaces over. Built in electric cooker, hob, with extractor hood over, built in fridge and washing machine. To the first floor you will find a master bedroom with clawfoot bath and Juliette balcony. The second bedrooms is currently used as a beauty room for the brides and boasts a door to the rear with steps leading down, for stunning bridal photos. The shower room features a step in shower, pedestal wash hand basin, heated towel rail and extractor fan.

EPC - D

## GUEST COTTAGES

Consisting of four cottages (Cowslip Cottage, Snowdrop Cottage, Daffodil Cottage and Primrose Cottage) which all surround the Atrium Barn, making them ideal for wedding guest accommodation or for larger family/friend groups wanting to book out several holiday cottages but still be close together. Each cottage is part of a fantastic barn conversion which comprises of two three bedroom cottages and two, two bedroomed cottages. Each of the cottages have their own living/kitchen/dining spaces that are open plan with a range of fitted wall and base units in the kitchen areas, along with built in electric ovens and gas hobs with extractor fans over. One and a half bowl sinks with single drainers and built in washing machines are also present. There is also a family bathroom in each cottage.

All cottages EPC - D

## THE GRANARY BARN

78'8" x 57'8"

A sensational barn, lovingly converted to host wedding receptions for up to 250 people measuring 24m x 17.6m with a fixed bar and snug area with multifuel burner, dance floor and stage. Gents W.C and shower block, disabled W.C with baby change and ladies W.C and shower block.

There is a commercial sized kitchen measuring 7.97m x 3.26m with access through the side and into the venue.

Upon arrival at the functions, guests are shown to the Tin Shack Barn which measures 17m x 17m and is currently used for meet and greet area with a bottle bar.

## THE ATRIUM

The atrium is where the majority of wedding services take place, you will also find the four holiday cottages attached to either side of the building. With the stunning large, glass doors and windows to the front alongside numerous Velux windows along the roof, there is natural light in abundance and a perfect setting for a ceremony.

## TOURING/CAMPING AREA AND PLAY PARK

To the south of the main residence is the camping area. Limited to a small number of pitches for a quiet, intimate experience. Fully equipped with essential amenities ensuring a comfortable stay - from electric hook-ups to fresh water and disposal facilities. Next to the camping field you will also find a three bedroomed, 6 berth static caravan. The play park and sports field is situated next to the petting farm with room for football nets, swings and play equipment.

## LAKE AND BOAT ACCOMMODATION

### KINGFISHER

4 Berth

1 Bathroom

A narrow boat designed to sleep four, featuring bunk beds in a separate bedroom, a full kitchen, and an inbuilt bathroom complete with a shower, toilet, and hand basin.

### KITTIWAKE

2 Berth

W.C and Sink

A cosy boat featuring an outdoor kitchen with a Calor gas cooker and fridge.

With a comfortable sleeping capacity of two, this boat provides the perfect getaway for couples. Shower facilities are available just a short stroll away.

### SNOWGOOSE

2 Berth

1 Toilet & Sink

This charming boat boasts an outdoor kitchen complete with a Calor gas cooker and fridge.

The fully equipped kitchen adds a touch of home, with it's own toilet wash hand basin. The nearby showers are a short stroll away.

The lake itself is fully stocked including Large Carp, Rudd and Ide.

## PADDOCKS AND ANIMAL HOUSING

On the entrance to the farm, bordering the driveway to the left, is a field that is currently partitioned with post and rail fencing into seven paddocks. Animal shelters and housing suitable for donkeys, ponies, goats and poultry etc are also in situ.

This again offers potential purchasers another business opportunity.

## LOCATION

Great Hatfield is a village in the civil parish of Hatfield, in the East Riding of Yorkshire, England in an area known as Holderness. It is situated approximately 3.5 miles (5.6km) south-west of Hornsea town centre, and less than one mile (1.6km) east of Little Hatfield. Clapham Holme Farm is perfectly situated on Hull Road, surrounded by countryside but never too far from a town, amenities or the beach.

## FURTHER INFORMATION

Clapham Holme Farm is being sold as a going concern with wedding and party bookings in place for the coming seasons. Further information is available, upon signing of an NDA.

The site itself is on circa 9.25 acres, with further land owned on the title and being sold together in this lot, believed in total to be circa 11 acres.

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

<https://www.claphamholmefarm.co.uk/>



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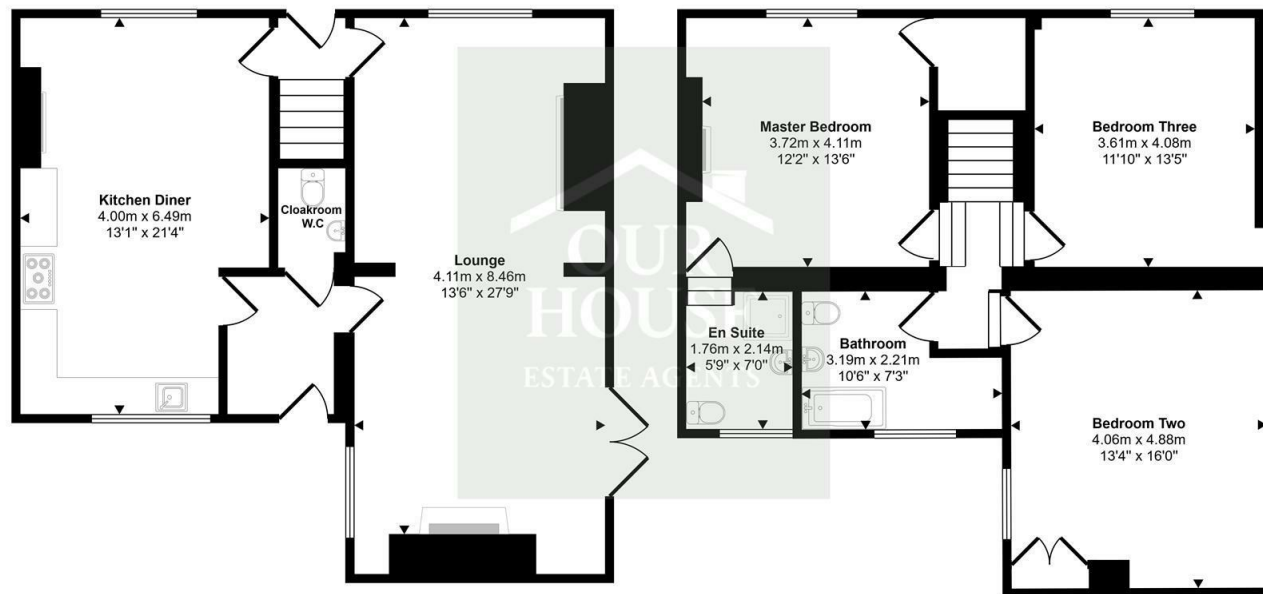


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Approx Gross Internal Area  
147 sq m / 1584 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| 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 |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

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