



**Manor Farm, Main Street, Tunstall, Hull, HU12 0JF**



**Welcome to**

**Manor Farm, Main Street, Tunstall, Hull**

William H. Brown are delighted to market this four-bedroom detached farmhouse cottage in Tunstall. Set on three acres with multiple outbuildings, this property offers modernisation potential and land development opportunities for further residential dwellings, subject to planning consent.





**Ground Floor**

**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Living Room**

16' 11" max x 15' 3" max ( 5.16m max x 4.65m max )

**Dining Room**

14' 6" max x 12' 1" max ( 4.42m max x 3.68m max )

**Reception Room 3**

15' 10" max x 12' 4" max ( 4.83m max x 3.76m max )

**Kitchen**

28' 3" max x 15' 7" max ( 8.61m max x 4.75m max )

**Conservatory**

11' 9" max x 6' 7" max ( 3.58m max x 2.01m max )

**Utility Room**

13' 6" max x 7' 1" max ( 4.11m max x 2.16m max )

**Hallway 1**

15' 7" max x 6' 9" max ( 4.75m max x 2.06m max )

**Hallway 2**

9' 2" max x 7' 7" max ( 2.79m max x 2.31m max )

**Cloakroom**

9' 5" max x 6' 4" max ( 2.87m max x 1.93m max )

**Bathroom**

14' 4" max x 9' 10" max ( 4.37m max x 3.00m max )

**Boiler Room**

8' 5" max x 6' 5" max ( 2.57m max x 1.96m max )

**Storage**

9' 4" max x 5' 5" max ( 2.84m max x 1.65m max )

**Storage Closet**

**Store**

32' 8" max x 14' 3" max ( 9.96m max x 4.34m max )

**Landing**

**Bedroom 1**

16' max x 14' 7" max ( 4.88m max x 4.45m max )

**Ensuite**

7' 9" max x 5' 5" max ( 2.36m max x 1.65m max )

**Bedroom 2**

16' 11" max x 12' 5" max ( 5.16m max x 3.78m max )

**Bedroom 3**

10' 9" max x 9' max ( 3.28m max x 2.74m max )

**Bedroom 4**

15' max x 13' 5" max ( 4.57m max x 4.09m max )

**Agent's Note:** The property is grade 2 listed: please enquire for further information. The property is situated within a conservation area: please enquire for further information.

## Welcome to

### Manor Farm, Main Street, Tunstall, Hull

- FOUR BEDROOM DETACHED FARMHOUSE
- AMPLE PARKING, GARAGE & MULTIPLE OUTBUILDINGS
- COUNCIL TAX BAND: E
- PRIVATE CORNER GARDEN, Paddock & PASTURE LAND
- SEA VIEWS

Tenure: Freehold EPC Rating: E

offers over

# £500,000



Please note the marker reflects the postcode not the actual property

[view this property online](https://www.williamhbrown.co.uk/Property/HDR121979) [williamhbrown.co.uk/Property/HDR121979](https://www.williamhbrown.co.uk/Property/HDR121979)



Property Ref:  
HDR121979 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Directions to this property:

For more information, please contact the branch on 01482 327913.



william h brown



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