



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

Location

The charming village of Tunstall is a quintessential English countryside locale, offering serene rural living while being conveniently close to essential amenities. Nestled near the picturesque Humber estuary, Tunstall provides a peaceful retreat from the hustle and bustle of city life. Its scenic landscapes, characterised by rolling fields and lush greenery, make it an ideal spot for those seeking tranquillity and natural beauty.

Development Opportunity

This property presents an excellent opportunity for land development on the unused green areas to the rear of the plot. Subject to planning consent being approved, there is significant potential to introduce further residential dwellings within this space. The expansive land offers a prime canvas for developers or homeowners looking to expand their property portfolio or create additional housing.

Living Room

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

To the left of hallway 1

Dining Room

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

Adjacent reception room to the kitchen.

Reception Room 3

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

Situated to the right of hallway 1.

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)

Between living rooms.

Hallway 2

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

With stairs leading to first floor.

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.

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

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR121979



Property Ref:
HDR121979 - 0006

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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.



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