



Land & Manor Farm, Main Street, Tunstall, Hull, HU12 0JF

Welcome to

Land & Manor Farm, Main Street, Tunstall, Hull

William H. Brown are delighted to market this exceptional property combining over six acres with a charming converted four-bedroom farmhouse, five additional cottages, and potential development land. Located in Tunstall, it offers a serene seaside and rural feel, just a short drive from Hull.





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

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)

Holiday Cottages:

Daisy Nook: 3 bedroom holiday cottage (2-storey)

Honey Bee: 1 bedroom holiday cottage (bungalow)

Meadow View: 2 bedroom holiday cottage (bungalow)

Mulberry Manor: 3 bedroom, grade II listed holiday cottage (2-storey)

Lavender Lodge: 2 bedroom holiday cottage (2-storey)

For further information, photos and floorplans for the holiday cottages, please refer to our listing for the Adjoining Land Manor Farm, or please call the branch on 01482 327913.

Agent's Notes:

Please note that any legal work needed to combine the plots might delay the sale.

The property is situated within a conservation area: please enquire for more information.

Please note that Manor Farm and Mulberry Manor holiday cottage are grade 2 listed: please enquire for more information.

Our clients have explained and shown us drawings of potential development. For evidence of this please contact us for further information. Please note, no planning permissions have been sought or accepted at this time.

Welcome to

Land & Manor Farm, Main Street, Tunstall, Hull

- FOUR BEDROOM FARMHOUSE
- FIVE RENTAL HOLIDAY LETS
- COUNCIL TAX BAND: E
- NUMEROUS OUTBUILDINGS & PARKING FACILITIES
- SIX ACRES IN TOTAL COMBINING TWO PLOTS

Tenure: Freehold EPC Rating: E

offers over

£1,200,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR122019



Property Ref:
HDR122019 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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.



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