

CLUBLEYS



Landing Farm, Land Of Nod,
Holme On Spalding Moor, YO43 4EA
TO LET £2,000 Per Calendar Month



TO LET ON A SIX MONTH ASSURED SHORTHOLD TENANCY.

Nestled down a peaceful country track on the outskirts of Holme-on-Spalding-Moor at The Land of Nod, this charming four-bedroom detached farmhouse offers a true rural retreat. Surrounded by mature gardens, the spacious accommodation includes a porch, sitting room, lounge, office, breakfast kitchen, rear entrance, inner hallway, downstairs bathroom, and a former dairy room. Upstairs, you'll find four well-proportioned bedrooms, a dressing area, and a family bathroom. Outside, the property boasts a generous range of outbuildings, including an outside store with a large WC, loosebox, coalhouse, open-fronted garaging, and a summer house with power and light—ideal for work or relaxation. The mature gardens wrap around the front and side, while a gravelled courtyard to the rear completes the setting. A rare opportunity to enjoy the peace and space of country living.

A deposit of £2300.00 will be required. A holding deposit of £460 will be required to secure the property. East Riding of Yorkshire Council Band D, EPC E.

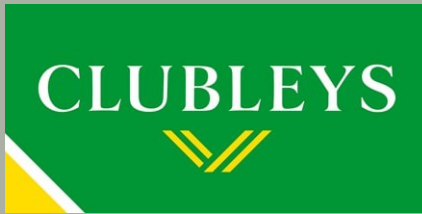
RENT £2,000 Per Calendar Month | DEPOSIT £2,300 | AVAILABLE FROM 14th
April 2025

East Riding of Yorkshire Council BAND: D

rightmove

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THE ACCOMMODATION COMPRISES

FRONT ENTRANCE PORCH

Front entrance door.

SITTING ROOM

5.15 into bay x 3.52 (16'11" into bay x 11'7")

Open fire set in tiled fireplace and hearth, marble surround and mantle, radiator.

LOUNGE

4.38 x 5.07 into bay (14'4" x 16'8" into bay)

Open fire set in marble fireplace and hearth, wooden surround and mantle, radiator.

LARGE INNER HALL

Double radiator, understairs cupboard, with door leading to cellar.

BREAKFAST KITCHEN

4.55 x 4.53 (14'11" x 14'10")

Fitted with a range of wall and floor units incorporating double electric oven and hob, single drainer sink unit, parkray solid fuel fire set in brick fireplace with wooden mantle, double radiator, exposed beam to ceiling, tiled floor.

OFFICE

3.68 x 3.36 (12'1" x 11'0")

Cast iron fireplace with stone surround and mantle, double radiator.

REAR ENTRANCE

1.32 x 3.02 (4'4" x 9'11")

Rear entrance door.

DRESSING AREA

1.71 x 3.97 (5'7" x 13'0")

Fitted cupboards.

DAIRY

3.64 x 3.22 (11'11" x 10'7")

Plumbed for automatic washer.

BATHROOM

Three piece suite comprising step in shower cubicle, low flush WC and pedestal wash hand basin, tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING

2.21 x 1.06 (7'3" x 3'6")

Fitted cupboard, radiator.

BEDROOM

3.44 x 3.71 (11'3" x 12'2")

Cast iron fireplace with wooden surround, radiator.

BEDROOM

3.75 x 4.60 (12'4" x 15'1")

Cast iron fireplace with wooden surround, double radiator.

BEDROOM

4.42 x 2.91 (14'6" x 9'7")

Cast iron fireplace with wooden surround, fitted cupboard, double radiator.

BEDROOM

2.80 x 3.67 (9'2" x 12'0")

Cast iron fireplace, double radiator.

BATHROOM

Cream coloured suite comprising panelled bath, pedestal hand basin, low flush wc, step in shower cubicle, 2 radiators.

OUTSIDE

GARDENS

Outside, the property boasts a generous range of outbuildings, including an outside store with a large WC, loosebox, coalhouse, open-fronted garaging, and a summer house with power and light—ideal for work or relaxation. The mature gardens wrap around the front and side, while a gravelled courtyard to the rear completes the setting.

STORE

4.66 x 5.05 (15'3" x 16'7")

Brick built store with separate wc.

LOOSE BOX

4.84 x 3.25 (15'11" x 10'8")

COAL HOUSE

1.65 x 4.89 (5'5" x 16'1")

OPEN FRONTED GARAGE

With parking for several vehicles.

ADDITIONAL INFORMATION

SERVICES

Mains water and electricity, septic tank drainage, oil fired central heating.

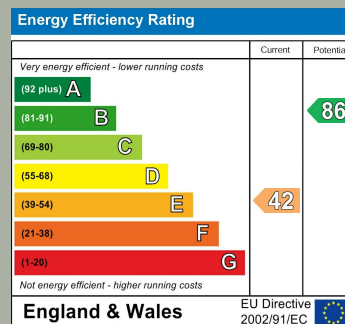
APPLIANCES

No appliances have been tested by the agent.

MATERIAL INFORMATION

The Ofcom website states the standard broadband download speed is 2 Mbps at this postcode YO43 4EA. Mobile phone coverage for voice calls is limited from EE, O2 and Three have limited coverage. The checker results are predictions and should not be regarded as guaranteed.





OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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