



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Little England Hill Farm

£450,000

Hull Road Withernsea, HU19 2DD



Welcome to this spacious detached bungalow located on the outskirts of the town. This delightful property boasts three spacious bedrooms and two reception rooms, perfect for a growing family or those in need of extra space. Situated on a generous 2-acre plot, this bungalow offers ample outdoor space for gardening enthusiasts and a range of outbuildings provide storage or potential space for a home business if desired. The rural location provides a peaceful retreat from the hustle and bustle of city life, allowing you to enjoy the tranquillity of rural living and the stunning views over open fields right from your doorstep. With oil fired heating and uPVC glazing throughout and the benefit of solar panels for free daytime electricity. The accommodation comprises: utility room, modern kitchen, open plan sitting/dining room, central hallway, lounge with log burner, ground floor double bedroom and shower room, to the first floor are a further two double bedrooms along with a further shower room. Offering a rare opportunity for any buyer looking for a property with land, contact our office today to arrange an appointment to view.





**Utility/Entrance Lobby 10'0" x 8'8" (3.05 x 2.65)**

A uPVC door opens to a side entrance lobby with wood effect tiled flooring, space/plumbing for a washing machine and dryer, side facing uPVC window and access through to a further lobby with a door to the rear garden and built-in cupboard.

**Kitchen 10'9" x 12'11" minimum (3.30 x 3.95 minimum)**

Modern cream gloss fitted kitchen with contrasting black worktops and tiled splash backs housing a high level electric double oven and separate electric hob with extraction hood, stainless steel sink and drainer with mixer tap, plumbing for a dishwasher and space for an American double fridge freezer. With a uPVC window to the front, tiled flooring with under-floor-heating, built-in pantry cupboard and being open plan to the dining area.

**Dining Room 10'11" x 16'0" (3.35 x 4.90)**

Versatile living/dining space with uPVC glazed French doors facing out over the rear garden and tiled flooring with under-floor-heating.

**Hallway**

Central hallway with uPVC French doors to the rear garden, radiator and stairs rising to the first floor.

**Bathroom 5'4" x 9'4" (1.65 x 2.85)**

Four piece bathroom with a large shower cubicle with rainfall showerhead, pedestal basin, WC and bidet. With tiled walls and tiled flooring, uPVC window and a heritage style towel radiator.

**Lounge 12'11" x 17'10" (3.95 x 5.45)**

Spacious lounge with two uPVC windows providing plenty of natural lighting, radiator and a central fireplace housing a log burning stove set on a tiled hearth.

**Bedroom Three 8'10" x 17'10" (2.70 x 5.45)**

Ground floor double bedroom with two uPVC windows and a radiator.

**Landing**

Stairs rise onto a central landing with a modern glass balustrade and a built-in shelved linen cupboard.

**Bedroom One 19'8" x 10'0" (6.00 x 3.05)**

Long bedroom with a radiator and a uPVC window to the side aspect providing un-spoilt views over open fields.

**Bedroom Two 11'5" x 10'0" (3.50 x 3.07)**

Double bedroom with a radiator and side facing uPVC window.

**Shower Room**

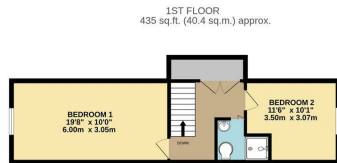
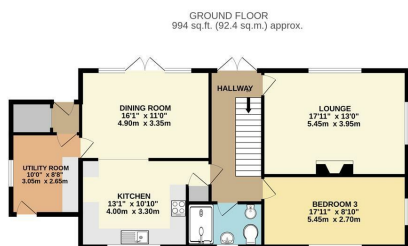
First floor shower room comprising of an alcove shower with electric shower unit, basin and WC, with vinyl flooring and a velux window.

**Garden**

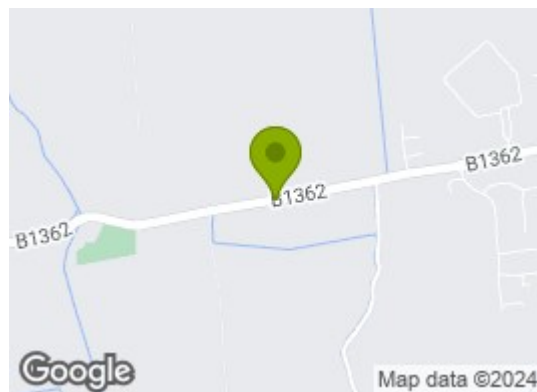
The property occupies a total plot of 2 acres of mostly grassed gardens and is surrounded by open fields and enclosed by fencing to all sides. Electric vehicular gates give access into the property with a driveway leading in front of the property to provide off street parking. To the side of the property are a number of old agricultural buildings in various conditions including a large storage barn and a further large wooden workshop in the rear garden.

**Agent Note**

Parking: off street parking is available with this property. Heating & Hot Water: both are provided by an oil fired boiler. Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker. The property has solar panels that belong to the property and it also gets a small annual income payment for having an electrical post seated within the property boundary.



TOTAL FLOOR AREA: 1429 sq.ft. (132.8 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Lettopix ©2024



**Energy Efficiency Graph**

**Tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			96
(92 plus) A			
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band D.

Services include oil fired heating & hot water and drainage is by way of a private septic tank that was replaced 2024 in light of current regulations.

The property is on the Western edge of the town as you climb Little England Hill as you head past the cemetery.

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 firms employment has the authority to make/give any representation or warranty in respect of the property.

