



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Wilberforce Farm Winsetts Road

£450,000

Skeffling, HU12 0UZ



Welcome to Wilberforce House, a stunning five bedroom detached farmhouse nestled in an idyllic location in the heart of the countryside, offering breath taking views of the surrounding fields that stretch out towards the Humber Estuary, this charming property offers a perfect blend of rural tranquillity and modern comfort. As you step into this delightful farmhouse, you are greeted by a sense of warmth and character that is truly inviting. The spacious five bedrooms provide ample space for a growing family or for hosting guests, ensuring everyone has their own private sanctuary to retreat to. Whether you are looking to enjoy a peaceful evening in front of the fireplace on a winters evening or host a summer barbecue in the expansive garden, Wilberforce House offers the perfect setting for creating lasting memories with your loved ones. The accommodation comprises: hallway, lounge, sitting room, snug, utility, ground floor WC, open plan kitchen diner and to the first floor are five good size bedrooms and a modern family bathroom. Outside the property occupies a generous plot with wrap around manicured gardens, traditional greenhouse, rear courtyard for parking and a large red brick built barn that offers plenty of potential. Don't miss this opportunity to own a piece of countryside paradise, this is more than just a property - it's a place to call home. Contact us today to arrange a viewing and experience all this property has to offer.





Entrance Hallway / WC

A wooden front entrance door opens from the front of the property with a beautiful spindled staircase rising and turning to the first floor landing and with checker tiled flooring. A door leads under the stairs where there is a useful cloaks cupboard and access through to an inner hallway with a ground floor WC and a further wooden door opening out to the rear courtyard.

Lounge 13'9" x 13'9" (4.20 x 4.20)

Front facing living room with a traditional fireplace with open grate fire and tiled hearth, with a sash window overlooking the front garden.

Sitting Room 13'9" x 13'9" (4.20 x 4.20)

Currently used as an office, this pleasant sitting room is a welcoming space with a traditional fireplace and sash window to the front aspect.

Snug 22'3" x 6'10" (6.80 x 2.10)

Through room connected the hallway and leading through into the utility with a rear facing window.

Kitchen 21'11" x 6'10" (6.70 x 2.10)

An external door opens from the rear courtyard into an open plan room fitted with farmhouse style kitchen units with a range of shaker style base units with wooden work surfaces and housing a ceramic sink. Being open plan through to the kitchen diner.

Kitchen/ Diner 19'8" x 13'9" (6.00 x 4.20)

Beautiful fitted kitchen with matching shaker units and focused around a rustic exposed brick chimney breast housing a log burning stove. With two windows to the front aspect, 1.5bowl ceramic sink and drainer, range cooker with extraction hood and with ample space for a kitchen table.

Utility Room 10'2" x 10'2" (3.10 x 3.10)

The utility has fitted wall and base units, plumbing for a washing machine, external door and tiled flooring throughout

Landing

A split staircase gives access to a front and rear landing with a window to the front aspect, built-in cupboard and an open area that provides space for a desk if required.

Bedroom One 21'11" x 13'9" (6.70 x 4.20)

Spacious bedroom with laminate flooring throughout and windows to two aspects.

Bedroom Two 13'9" x 13'9" (4.20 x 4.20)

Double bedroom which has an original fire place, laminate flooring and a window to the front aspect.

Bedroom Three 13'9" x 12'1" (4.20 x 3.70)

Through bedroom with steps down to bedroom one, with fitted bedroom furniture, period fireplace and a front facing window.

Bedroom Four 10'5" x 10'2" (3.20 x 3.10)

Double bedroom with windows to two aspects and with laminate flooring.

Bedroom Five 10'9" x 6'10" (3.30 x 2.10)

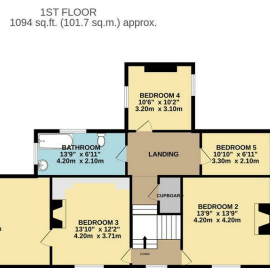
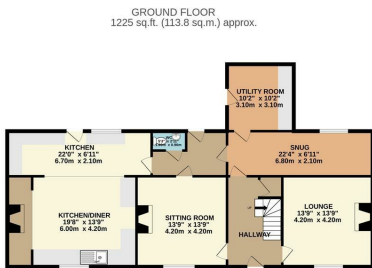
Good size single bedroom currently used as a sewing room with a window to the side aspect.

Bathroom 13'9" x 6'10" (4.20 x 2.10)

With a three piece bathroom suite comprising of a bath with mixer shower taps, pedestal basin and WC. With tiled splash walls, decorative half height wall panelling and a window.

Garden

The property occupies a large plot with wrap around gardens along with a large red brick barn that offers plenty of potential uses as a garage subject to further development. A set of gates gives access into the property and lead onto a large hard standing courtyard at the rear of the property this in turn leads onto a gravelled area of garden seating a greenhouse and wooden shed. A traditional long lean-to greenhouse/orangery provides plenty of space for home grown produce and an arched gateway leads through into a large side garden, with a manicured lawn and being surrounded by deep filled borders with mature shrubbery and plants - provide a secluded and tranquil setting to sit out in and relax. The lawn extends around to the front of the property where there is a mature hedge and planted grass verge with hand gate from the roadside.



TOTAL FLOOR AREA: 2319 sq.ft. (215.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024



Energy Efficiency Graph

Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council tax band D

The property has a private oil tank to fuel the heating and is on a septic tank for drainage.

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

