



Goodwin Fox

*A Fresh Approach To Property*

RESIDENTIAL SALES & LETTING AGENTS



## Port Natal Rimswell Valley Offers In The Region Of £595,000

**Rimswell Withernsea HU19 2BZ**



A unique opportunity to purchase a detached residence in a secluded tree lined plot of 5 acres with paddocks and stables set amongst open fields; having been in the same family's ownership since 1972, this property presents a great opportunity for any buyer looking for equestrian facilities in this small rural hamlet where properties of this type are rarely available. With four bedrooms, two reception rooms and a number of ancillary rooms and WC's this property provides approximately 2000 sq ft of living space, plenty of space for a large family and entertaining guests. The accommodation comprises: porch, laundry room, WC, boiler room, kitchen diner, dining room, hallway with porch and extended lounge, to the first floor are four bedrooms with fitted wardrobes, family bathroom and en-suite to bedroom one, externally is a double garage, 40ft long agricultural barn/workshop, stable block and two paddocks along with laid to lawn gardens.







#### Porch

12'5" x 3'11" (3.80 x 1.20)

#### Laundry Room

11'1" x 10'5" total (3.40 x 3.20 total)

With fitted storage and plumbing for a washing machine.

#### Ground Floor WC

5'8" x 4'11" (1.75 x 1.50)

With WC and basin.

#### Boiler Room

13'1" x 8'0" (4.00 x 2.45)

Housing the oil fired boiler and with two sets of French doors.

#### Garage

23'5" x 19'4" (7.15 x 5.90)

Double garage with two sets of electric vehicle doors and fitted workbench.

#### Kitchen Diner

19'8" x 10'4" (6.00 x 3.15)

Wooden fitted kitchen units housing an electric oven and hob with chimney extraction hood, integrated fridge and dishwasher. With ample space for a kitchen table and patio doors to the rear garden.

#### Formal Dining Room

13'1" x 14'1" (4.00 x 4.30)

Central reception room leading on from the kitchen with a large fireplace housing an LPG gas fire.

#### Hallway/Porch

13'1" x 5'10" (4.00 x 1.80)

Double doors open to an external porch leading through into the hallway with stairs rising to the first floor with a spindled balustrade and a 3.60m high feature window up the stairwell.

#### Lounge

24'11" x 14'1" (7.60 x 4.30)

Extended living room with windows to four aspects providing plenty of natural lighting, with a large fireplace with LPG gas fire and French doors to the rear.

#### Landing

Providing access to all first floor rooms and with two loft hatches both with loft ladders.

#### Bedroom One

13'1" x 14'1" (4.00 x 4.30)

En-suite double bedroom with fitted wardrobes.

#### En-suite

10'9" x 13'9" (3.30 x 4.20)

Five piece suite comprising of a corner bath, shower cubicle, basin, WC and bidet.

#### Bedroom Two

9'10" x 13'1" (3.00 x 4.00)

Double bedroom with fitted wardrobes.

#### Bedroom Three

12'1" x 10'4" (3.70 x 3.15)

Double bedroom with fitted wardrobes.

#### Bedroom Four

10'4" x 9'10" (3.15 x 3.00)

Single bedroom with cabin bed and fitted wardrobes.

#### Bathroom

8'10" x 7'0" (2.70 x 2.15)

White three piece bathroom suite comprising of a shower bath, basin and WC.

#### Stables & Workshop

31'2" x 39'4" (9.50 x 12.00)

Stables block (3.80m x 9.90m) with hayloft and metal internal partitions currently laid out with two horse bays and further tack store. With power laid on and a lit up overhang with hard standing walkway leading onto the paddock. Adjoining the rear of the stables is a large lean-to greenhouse with nearby water feed.

Situated at the entrance of the property boundary is a sheet metal agricultural shed, insulated and with 3-phase power supplied, with a sliding barn door and with a number of workbenches in situ.

#### Gardens & Land

The property is set in a total plot of approximately

5 acres, comprising of a large paddock at the rear, smaller side paddock with stable block and then formal gardens, the entire plot is surrounded by tall trees for privacy and adjoins open fields on all sides. The property is accessed from Rimsweil via a private access road (shared with the neighbouring property) that splits and continues over a cattle grid providing access into the estate onto a hard standing forecourt providing off street parking and access to the double garage and workshop. The gardens are mostly laid to lawn, with a large feature pond with rockery and fountain, storage shed, feature planted seating area with arbour and with a number of external taps and power sockets for convenience.

#### Agent Note

There is currently an application at The Land Registry for a voluntary first registration, we are informed by the vendor's solicitors it maybe that the Land Registry grant possessory title only, more details will be added once received.

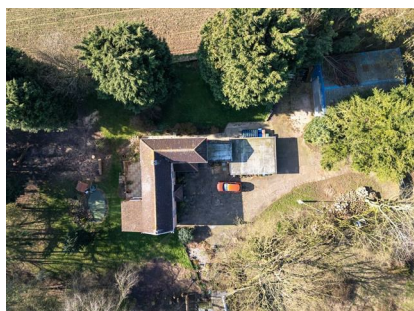
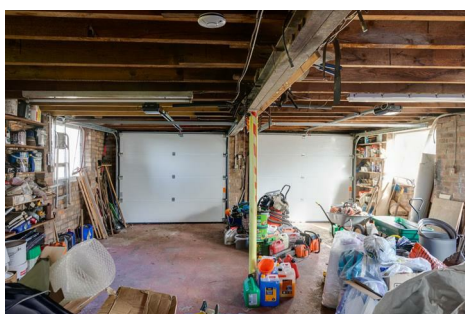
Parking: off street parking is available with this property.

Heating & Hot Water: the property has an oil fired boiler with hot water tank and the fireplaces run on LPG gas bottles.

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 a septic tank for drainage







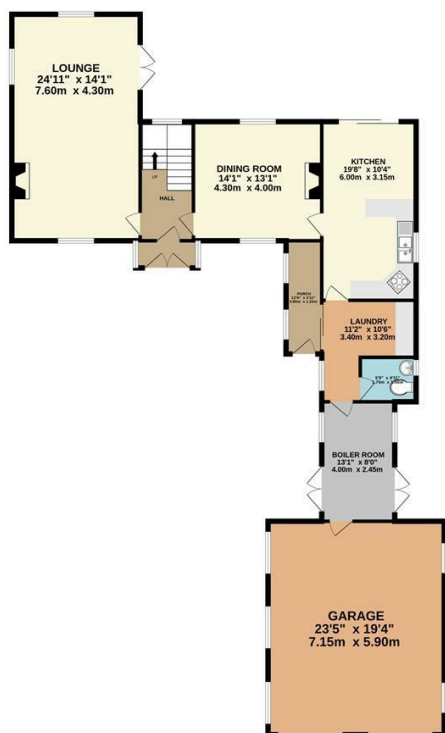


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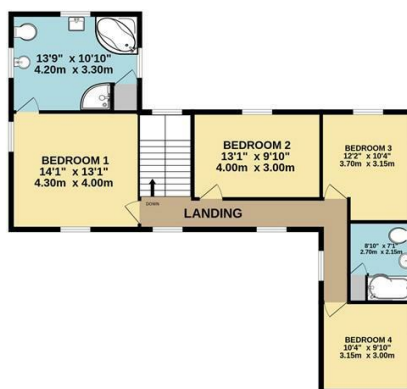
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GROUND FLOOR  
1550 sq.ft. (144.0 sq.m.) approx.



1ST FLOOR  
913 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA: 2463 sq.ft. (228.8 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus+) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	