



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Valley Farm Estate

£595,000

Smook Hills Road Hollym, HU19 2QQ



One of a kind opportunity to purchase this former farm estate, set in just under 6 acres of land in total within the small village of Hollym. With the estate comprising of paddocks, stable block & yard, a secluded woodland, stables and two large outbuildings including a storage unit and workshop. With two properties located on site, with the main dwelling 'The Lodge' being a three bedroom house with multiple reception and ancillary rooms, along with a self contained one bedroom ground floor annexe, also in the grounds is a smaller four bedroom house 'Greenways' with its own garden area.

The estate has been used in recent times to generate an income from each of its individual dwellings and outbuildings, with both properties and the annexe currently tenanted - however these will all be vacant on completion. But there is plenty of potential for further development to generate revenue if desired, for instance the outbuildings offer potential use as a business (subject to consents) and the paddocks potential for livery - presenting multiple opportunities.

Located within a short distance of the nearest town for schools and amenities and with the beach nearby, and plenty of nearby places for countryside walks or rides/hacking.

Ideal for anyone looking for a property with equine facilities, those looking for somewhere to run a business from or even families looking to house a dependant relative allowing them to maintain their independence whilst being close by - the possibilities and potential this versatile accommodation has to offer are endless and opportunities like this aren't often found on the open market!





The Lodge

Access via a utility room leading through to a reception hall with ground floor shower room, double sliding doors open to the lounge with vaulted ceiling and multi-fuel stove, a spacious kitchen with a range of modern white units and central breakfast bar island unit. A garden room currently used as a dining room leads from the kitchen and gives access to a one bedroom ground floor annexe comprising of a large bedsit with fitted wardrobes, bathroom and kitchen with external entrance door. Continuing from the hallway is a single storey converted outbuilding used as a games room with built-in bar unit, this leads through to a rear store room and continues on to a further room used as a home office with fitted storage, access then leads out to a spacious garage with a roller shutter vehicular door.

To the first floor are two double bedrooms, a single bedroom and a bathroom.

'Greenways' Second Dwelling

Two storey property comprising of a central open plan kitchen diner, two ground floor bedrooms, good size lounge and a ground floor bathroom, with a staircase leading from the kitchen diner up to two double bedrooms on the second floor. Externally the property has a private garden enclosed by fenced boundaries with a brick built storage shed and parking area.

Outbuildings

Stables (67m² / 720ft²)- wooden stable block in two sections with five horse bays with water feed.

Workshop (187M² / 2012ft²) - roller shutter vehicular access door for security, with a car lift installed and storage bays.

Storage unit (200m² / 2152ft²) - spacious barn with security shutter entrance door and two partitioned store rooms.

There are two static caravans on site which can be included if required or removed if preferred.

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both dwellings have gas central heating in place fuelled by LPG.

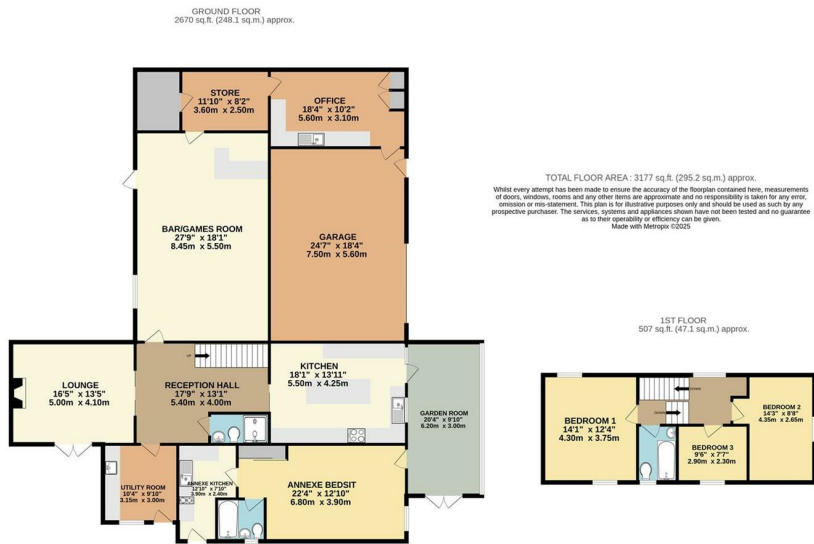
Mobile & Broadband: we understand mobile and broadband (fibre to the cabinet) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

The estate is fed from one main supply for electric/water which all the buildings are fed from, however they each have their own meters so they can be charged for their usage accordingly. Heating is fuelled by LPG however

there are mains gas services to the property however this has been capped off. Drainage is by way of a septic tank and 3 phase electric is in place.

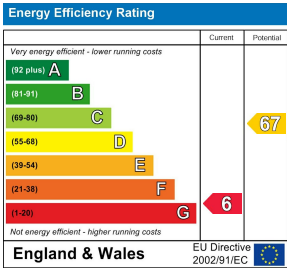
Both dwellings are a council tax band A.

A public footpath runs along the edge of the fields to the south side of the paddocks and continues down the short shared driveway entrance to the site leading onto Smook Hills Road (doesn't enter the yard). The owner of this property also has vehicular access along this footpath to services to woodland and offers potential to put in a secondary access to the paddocks if a buyer wanted to separate these from the property for example.



Energy Efficiency Graph

tenure: Freehold



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