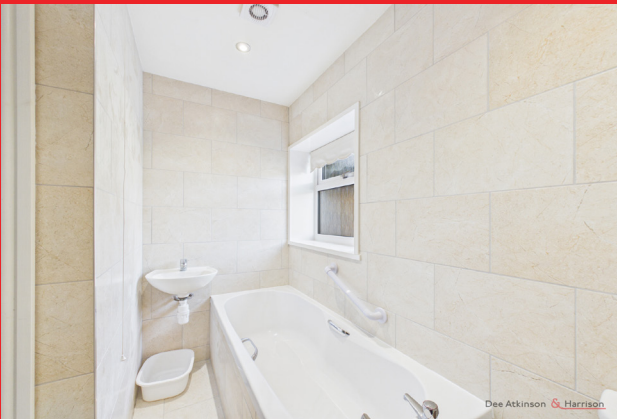
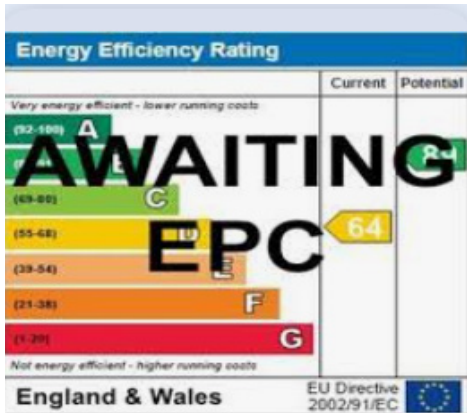
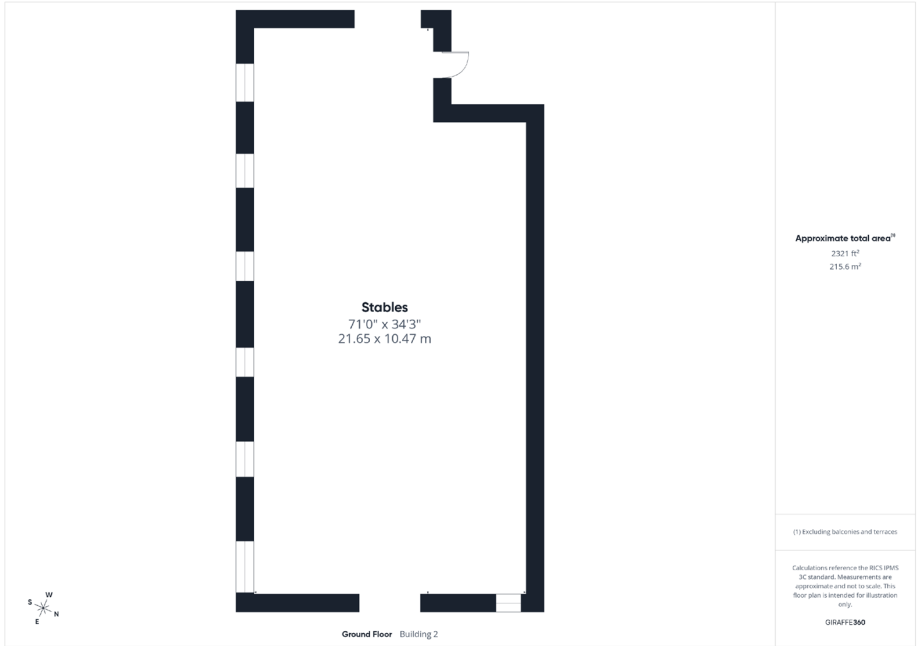
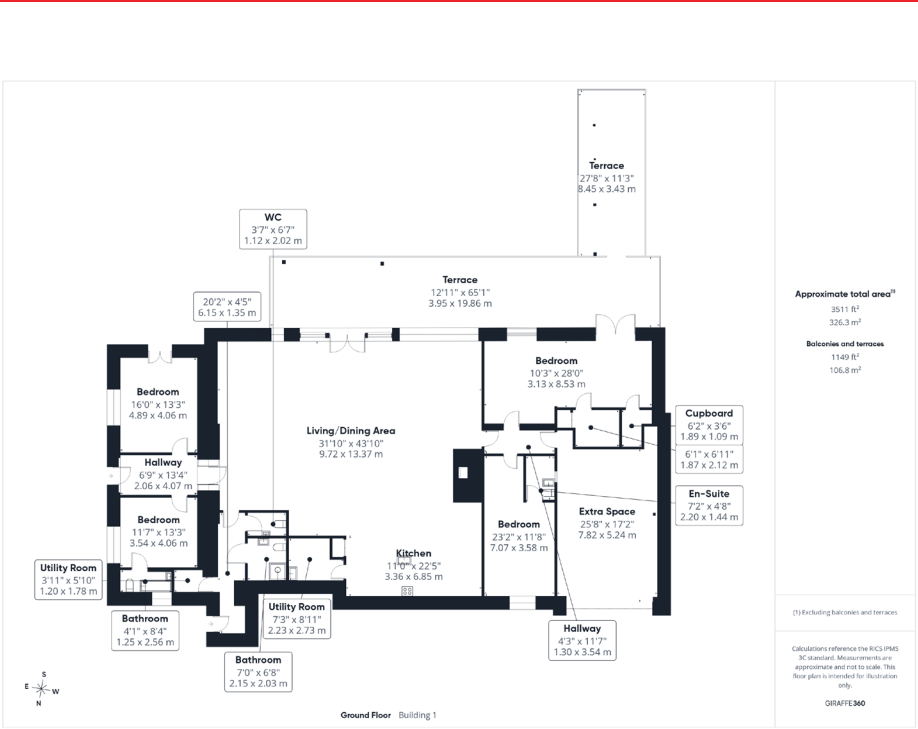




HEATING AND INSULATION
The property has gas-fired radiator central heating and uPVC double glazing.

SERVICES
All mains services are connected to the property. None of the services or installations have been tested.

TENURE
The property is Freehold and offered with the benefit of vacant possession upon completion.

COUNCIL TAX
Council Tax is payable to the East Riding of Yorkshire Council. The property is currently shown as listed in Council Tax Band ' '.

VIEWING
Strictly by appointment with the sole agents on 01482 866844.



Asking Price
£1,600,000

Lakeside House,
Main Road,
Wyton, HU11 4DJ



12 Market Place, Beverley | 01482 866844 | www.dee-atkinson-harrison.co.uk

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Dee Atkinson & Harrison



Lakeside House, Main Road, Wyton, HULL 4DJ

DESCRIPTION

This rare opportunity comprises around 9 acres which currently has a spacious residential property converted from a restaurant that overlooks a large fishing pond. The land is currently laid out as paddocks with two separate stable blocks, a menage and a large barn. It benefits from recently acquired planning permission for the siting of 14 lodges and the conversion of the large stable block into four 3 bedroom cottages. It could represent an opportunity for a large residential property with an 18 unit holiday business and a fishing lake (of about 0.68 acres) or purchasers may consider seeking permission to further develop the remaining land and reconvert the home into a restaurant/café. Whichever, it is a very interesting and rare opportunity.

An unusual modern detached house offering excellent square footage that was formerly a café/restaurant overlooking a 0.68 acre (approx.) fishing lake that was previously operated on a commercial basis. A Certificate of Lawfulness was granted in 2022 to allow occupancy as a house. The owners have sought change of use to covert it to a home and as such it offers around 3500 sq ft of floor space including a huge open plan living room with ample dining space and an open plan kitchen. There are 4 rooms that could be used as bedrooms, one en suite and two others with spaces for an en suite that aren't fitted. There is a further 'void' at the rear that could be turned into a room to suit a purchaser's requirements. The living space has a very high ceiling and potential purchasers may consider creating a first floor or mezzanine in some or all of the property (subject to relevant permissions) or rearranging the entire space to suit their requirements.

It's not just the home that is interesting though. Externally there is much that will be of interest to a range of purchasers. Those with equine interests will be pleased to see the large stable block at the north end of the lower paddock, adjacent to a large barn, and there is another set of loose boxes closer to the house. Along with the various paddocks and floodlight menage it offers a comprehensive equine set up. For the fisherman, there is a well stocked and formerly commercially operated fishing lake that is about 0.68 acres in size which runs up to a terraced area on the south side of the house. There is a static caravan adjacent to the stables near the house which is included in the offer. For those interested in developing and running a leisure business, planning permission was granted in 2026 for the siting of 14 lodges in the paddock near the house and lake. There is also permission for the larger stable block near the menage to be developed into four, 3 bedroom cottages giving a potential of 18 lettable units.



Combined with the fishing lake and easy access to the East Coast we believe this will be of real interest to many buyers. For those buyers the potential to further develop the offering potentially repurposing the home and possibly utilising the southern paddock, subject to necessary permissions, may also be of interest.

Whatever the intended use might be, only a physical viewing will allow you to fully appreciate the appeal of the property and the opportunity it represents. We do however have a 360 degree tour which, combined with the drone photos and planning documents, will provide a very useful overview.

LOCATION

Wyton is a small hamlet sitting between Bilton and Sproatley on the east side of Hull. While the property is surrounded by open fields and has a very rural feel it is not that remote. Bilton provides a range of amenities including an Asda supermarket, Sproatley some others, and nearby Preston and Hedon as well as East Hull provide anything else you might require.

ACCOMMODATION

Entrance Porch - with double doors giving access from the driveway.

Entrance Hall - a spacious entrance hall.

Living Room - the very large open living room, dining and kitchen area offers a substantial amount of floor space at nearly 1600 sq ft. which, combined with the expansive ceiling height and large windows along the full length of the southern aspect, makes for a very impressive room. It is currently laid out with a number of seating areas, a wood burning stove and space for a dining table. Glazed double doors give access to the terraced area overlooking the lake. A really special room.

Kitchen - the modern fitted kitchen is open to the living room, making it a very social place to cook. A large island has a long breakfast bar. There is an extensive range of base and wall mounted units, and a sink and drainer inset into the island. There is space for a Range cooker and also an American fridge freezer.

Utility Room - with fitted units, a sink and plumbing for an automatic washing machine.

Bedroom 1 - a double bedroom with a window to the front.

En Suite Bathroom - with a low flush WC, wash hand basin and a panelled bath. Fully tiled walls and a window to the side.

Bedroom 2 - a double bedroom with a window to the front and French doors to the side.

Rear Hallway

Bedroom 3 - this would probably be a master bedroom when finished and is a large double with a window and French doors to the side. There is a walk in wardrobe/large cupboard.

En Suite Shower Room - tiled but unfinished. Built in cupboard.

Bedroom 4 - a double bedroom with a window to the side.

En Suite - a part fitted en suite shower room.

Extra Space - this space sits within the exterior shell of the building and hasn't been developed as yet but could be converted to a variety of purposes.

Side Hallway - leading to a side entrance door and with a boiler room.

Shower Room - with a low flush WC, wash hand basin and shower unit.

WC Cloaks - with a low flush WC and wash hand basin.

OUTSIDE

Driveway and Parking - there is a gravelled driveway from the road which then leads through a pair of tall gates to an extensive area of gravelled parking which in turn leads up to the front of the property and also to a track leading south to the rest of the land.

Fishing Lake - there is a 20 peg fishing lake that was formerly commercially operated. It covers around 0.68 acres and has two small islands. We understand that it is well stocked. The northern edge of it runs up to the terrace on the southern side of the house.

Equine Facilities - there are two sets of stables. The smaller set is timber built and sits over the parking area from the house and includes 3 loose boxes. The plans for development of the site involve these stables being removed to allow access straight down the plot. There is a further large set of stables halfway down the plot, between the two paddock areas. This is more substantial with 6 loose boxes on the southern side and 5 plus a tack room on the northern side. There is access at both ends and the eastern side leads to the menage. The plans for development allow these to be converted into four 3 bedroom cottages. The menage is floodlit with four lamps and has a post and rail fence. To the south of the larger stables is a good sized barn that is largely open on the northern side and is in good condition.

Paddocks - the paddocks form two parcels. The northern set are split into three that are more square in shape and closer to the house, largely running alongside the route down to the lower part of the plot. The southern set are also split into three but more rectangular in shape running south from the barn so nearer the larger stable building. All have post and rail fencing.

Development Potential - in August 2026 permission was granted under application ref 26/01297/PLF for 'Change of use and conversion of building to holiday accommodation and change of use of land for the siting of holiday lodges with associated infrastructure'. Further information can be found under the East Riding of Yorkshire Planning Portal under reference 26/01297/PLF. The plan allows for the siting of 14 lodges in the paddocks near the house and the conversion of the large stable block to four 3 bedroom cottages. The menage area would be converted to provide parking for the lodges and fishing pegs.

