



Dee Atkinson & Harrison

THE MANOR HOUSE, SIGGLESTHORNE, **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS



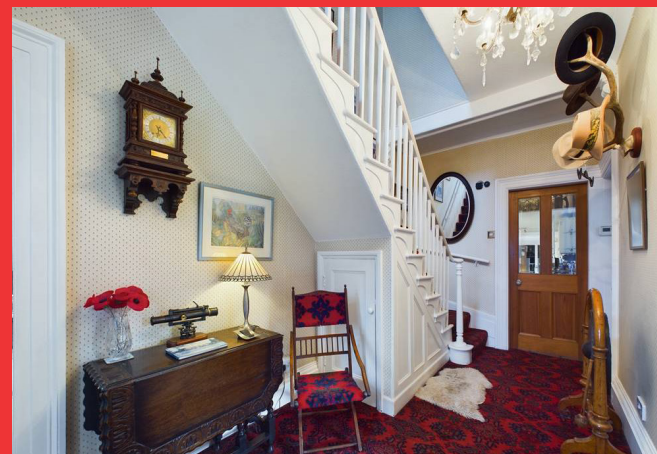
THE MANOR HOUSE RISE ROAD SIGGLESTHORNE EAST YORKSHIRE HULL 5QH

ASKING PRICE - £POA

A HANDSOME GEORGIAN MANOR HOUSE IN THIS SOUGHT AFTER VILLAGE WITH GROUNDS OF JUST OVER 1.5 ACRES, ATTRACTIVELY PROPORTIONED ROOMS, A LARGE GARDEN AND A RANGE OF OUTBUILDINGS THAT MANY PURCHASERS WILL FIND VERY APPEALING.

**Beverley 11 miles ~ Hornsea 4 miles - Hull 12 miles
- York 40 miles - Driffield 17 miles**

The property is located within the conservation area of Sigglesothorne, an attractive and ancient East Riding village just inland from Hornsea that provides good access to Beverley and Hull. The property is full of period character and charm and enjoys an attractive position on the south side of the village, close to the historic church and screened from the road by a range of mature trees. The accommodation within the main house amounts to around 3136 sq ft, there is then a barn which has been converted to office accommodation on the first floor and may provide a great location to run a business from home, or possibly convert to an annex (subject to necessary permissions). There is a variety of other brick outbuildings arranged around the courtyard including an old forge, a further store large enough to accommodate a car and a separate garage located on the ground floor of the barn. A gravelled driveway leads off Rise Road, past mature trees to a turning circle in front of the main entrance. A gate gives access to the courtyard.



The property faces west and the majority of the internal accommodation lies on the south side of the property, overlooking the large lawned garden. With 3 Reception Rooms, a farmhouse Kitchen and Breakfast Room plus Study to the ground floor as well as 4 Double Bedrooms, (one En Suite) and Bathroom the house is of a good size, without being sprawling. There is potential for reconfiguration to suit a purchaser's requirements and there are many period features including sash windows, ceiling mouldings and fireplaces. In full, the internal accommodation comprises: An Entrance Hall, Sitting Room and Dining Room to the front of the house, a large Drawing Room, Kitchen, Breakfast Room with Aga, Study, Cloaks Room, WC/Shower Room and a half cellar providing utility space. To the first floor is a galleried Landing, Master Bedroom Suite with large Bathroom and Dressing Room, 3 further Double Bedrooms and a House Bathroom.

Our 360 degree tour will provide good insight into all that the property offers but an early internal inspection is highly recommended to fully appreciate the property's full appeal.

LOCATION

The property is located in the sought after village of Siggleshorne just inland and to the west of Hornsea. Amenities within the village include a primary school, the church and a garden centre. Further amenities are available in nearby Hornsea, Leven and Skirlough. At a further distance Beverley, Bridlington and Hull offer anything else that might be required.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL

A traditional entrance door gives way to the entrance hall. Staircase to the first floor, ceiling coving, understairs cupboard and radiator.

SITTING ROOM

An attractive dual aspect room with sash windows to the front and rear, period style fireplace, ceiling mouldings and 2 radiators.

DINING ROOM

A dual aspect room with sash windows to front and side, period style fireplace, ceiling coving and cast

iron radiator.

DRAWING ROOM

An attractive and spacious room with two sash windows overlooking the garden, feature fireplace, ceiling coving, shelving and cupboard units inset to chimney recess and radiator.

CLOAKS ROOM

Fitted cupboard units and radiator.

WC / SHOWER ROOM

A three piece suite in white comprising hand basin inset to vanity area with cupboard and drawers underneath, low flush WC, shower enclosure, central heated towel rail radiator and sash window to side.





KITCHEN

A fitted kitchen with a range of base and wall mounted units, work surface, stainless steel 1 1/2 bowl sink and single drainer, plumbing for dishwasher, fitted electric oven, fitted halogen hob, window to side, ceiling coving, tiled floor, radiator and door to side entrance vestibule.

BREAKFAST ROOM

A spacious and light room with two sash windows to one side as well as French windows opening on to a patio and the rear garden. Ceiling coving, Gas-fired Aga inset to chimney also supplying hot water, timber flooring and radiator.

STUDY

Radiator, sash window to side, ceiling coving and timber flooring.

SIDE ENTRANCE VESTIBULE

Window to side, fitted bench seat, door opening on to courtyard and stairs to half cellar.

CELLAR

Providing useful storage space with fitted cupboards, plumbing for automatic washing machine and boiler supplying heating requirements.

FIRST FLOOR

GALLERIED LANDING

A spacious landing with sash window to front, radiator and ceiling coving.

MASTER BEDROOM SUITE

A spacious bedroom with two sash windows overlooking the rear garden, ceiling coving radiator and fireplace.

EN SUITE BATHROOM

A spacious bathroom with four piece suite including freestanding roll-top cast iron bath, hand basin, low flush WC and walk-in shower enclosure. Radiator, extensive fitted wardrobes, ceramic tiled floor, windows to two aspects including a sash window with bench seat overlooking the garden and two windows to the other side.

DRESSING ROOM

A sash window overlooking the garden as well as a further window to another aspect, radiator and ceiling coving.

BEDROOM TWO

A bright room with sash windows to two aspects, radiator, extensive fitted wardrobes ceiling coving, access to loft void and built in cupboard.

BEDROOM THREE

Sash window to front, radiator, fitted wardrobe, ceiling coving and wash-hand basin.

BEDROOM FOUR

Sash window to side, hand basin inset to vanity area with cupboard and drawers underneath, radiator and fitted wardrobe.

HOUSE BATHROOM

A spacious bathroom with three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with plumbed-in shower over, tiled splashbacks, window to side, extensive fitted

cupboards, radiator and heated towel rail.

EXTERNAL

GARDENS

The property is approached from Rise Road via a gravelled drive through mature trees. This leads to a spacious turning area in front of the house and also a garage located in the lower part of the barn. A gate gives access to a courtyard with the house to one side and a range of brick outbuildings to the other two. The outbuildings include a barn which has been converted to provide an office/studio space to the first floor. With exposed beams, windows to 3 sides and recessed low voltage lighting it would make great office space or a playroom. There is further office/storage space to the first floor. The ground floor has further storage space and the garage.



The other outbuildings include one with double doors that can also garage a car, an old forge, coal and wood stores. There is a potting shed that leads to a green house.

The grounds of the property include a large lawned garden that runs south from the house and is bordered and sheltered by mature trees and hedging. There are numerous areas of herbaceous plants, a pond and patio. Along the eastern side of the grounds lies more of a working garden. The grounds have been

well maintained but provide significant opportunity for development and entertaining.

HEATING & INSULATION

The property has gas-fired radiator central heating. The gas fired Aga supplies hot water.

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 vacant possession on completion.

VIEWINGS

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

COUNCIL TAX

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'G' (verbal enquiries only).

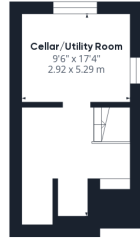
ENERGY PERFORMANCE RATING

The energy efficiency rating is E(50).

FLOOR AREA DISCLAIMER

The floor area given is an approximate internal area including all rooms and structures shown on the floorplan. This includes integral garages shown on the floorplans, conservatories and eaves cupboard areas. The floor area is provided for general information purposes only.





First Floor Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

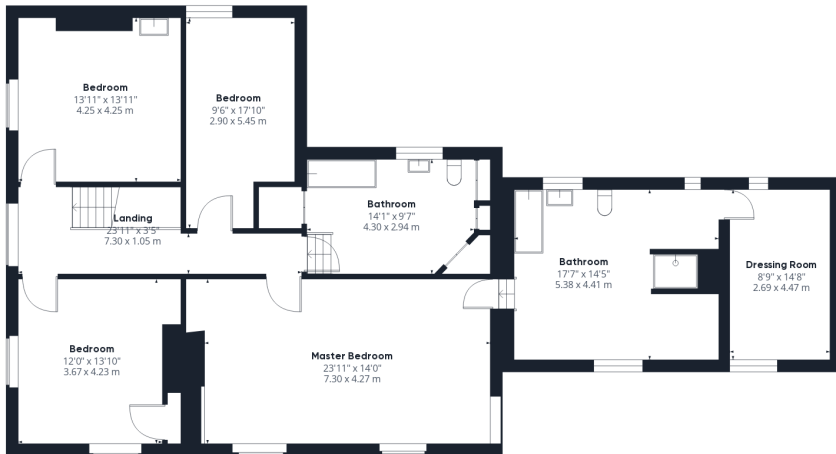
3291.29 ft²

305.77 m²

Reduced headroom

1.46 ft²

0.14 m²



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

724.19 ft²

67.28 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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12 MARKET PLACE, BEVERLEY | TEL: 01482 866844 | www.dee-atkinson-harrison.co.uk