



The Coach House, South Lawn Way, Melton, East Riding of Yorkshire, HU14 3BL

A STRIKING GRADE II LISTED HOME SET WITHIN AROUND 1.4 ACRES ON MELTON HILL, ENJOYING FAR-REACHING VIEWS AND A PRIVATE SETTING BEHIND ELECTRIC GATES.



The Coach House, originally built around 1830 as part of the former Melton House estate, it has been thoughtfully converted to create more than 5,500 sq. ft. of versatile living space. Highlights include a spectacular central courtyard, a large outdoor kitchen and entertaining area, six bedrooms, five reception rooms, stables, a paddock and excellent access to local amenities, transport links and schools.

Agent's Perspective

The Coach House is a rare opportunity to purchase a substantial Grade II listed home with character, space and outstanding outdoor facilities, all within easy reach of village amenities and transport connections.

Originally built around 1830 as part of the former Melton House estate, this impressive conversion sits in an elevated position on Melton Hill and extends to more than 5,500 sq. ft

The property is approached via a long private driveway behind electric gates, creating an immediate sense of arrival. There is extensive parking together with a five-car undercroft garage fitted with triple electric doors.

At the heart of the home is a remarkable entrance gallery, showcasing classic Georgian design with recessed archways and a graduating Westmorland slate roof.

The accommodation has been arranged to provide excellent flexibility for modern family life, with five reception rooms offering plenty of space for relaxing, entertaining and working from home.





One of the standout features is the spectacular inner courtyard, which creates a unique focal point and connects beautifully with the living accommodation.

Outside, the large outdoor kitchen and entertaining area provides an excellent space for hosting family and friends throughout the year.

The bedroom accommodation is equally impressive. The principal suite extends to over 750 sq. ft. and includes a spacious dressing room, fitted furniture and a luxurious five-piece en-suite bathroom.

There are five further bedrooms served by three additional bathrooms, making the property well suited to larger families or those who regularly welcome guests.



The grounds extend to approximately 1.4 acres and include a small paddock together with a stable block. These facilities will appeal to buyers with equestrian interests, while also offering useful storage, workshop space or potential for a variety of other uses.

Despite its country setting, The Coach House enjoys a highly convenient location.

North Ferriby and Brough are both just a couple of minutes away and offer a wide range of amenities, including supermarkets, independent shops, well-regarded schools and leisure facilities.

The A63, M62 and Humber Bridge are all easily accessible, while Brough's mainline railway station provides direct services to London King's Cross, making this an excellent choice for commuters.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band G.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

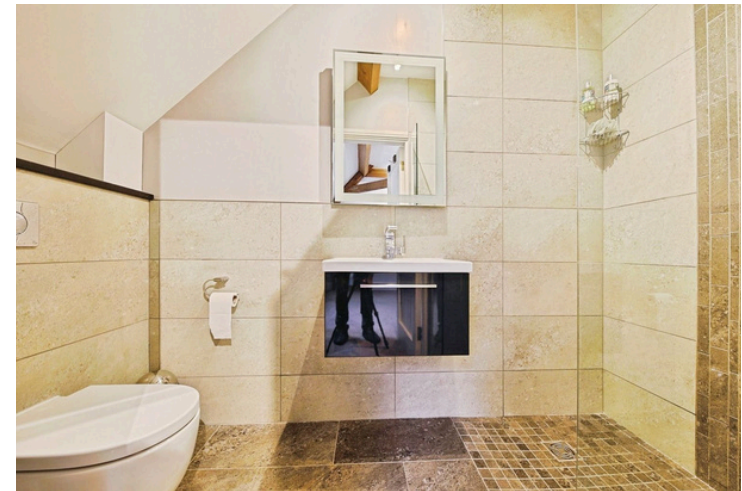
Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information:

To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





DRAWING ROOM
29'7" x 17'6"
9.02m x 5.33m

SITTING ROOM
17'5" x 17'3"
5.31m x 5.26m

VESTIBULE

ENTRANCE HALL

DINING ROOM
17'6" x 11'3"
5.33m x 3.43m

KITCHEN
27'9" x 17'9"
8.46m x 5.42m

CUP COATS CLOSET

UTILITY ROOM
10'0" x 10'0"
3.05m x 3.05m

SUN ROOM
16'3" x 15'7"
4.95m x 4.75m

GYM
16'3" x 12'4"
4.95m x 3.76m

W

DRESSING ROOM
12'7" x 8'2"
3.89m x 2.76m

W

ENSUITE
12'7" x 8'2"
3.89m x 2.76m

ROBE

MASTER BEDROOM
17'9" x 17'8"
5.41m x 5.38m

VOID

W

W

BEDROOM 2
16'0" x 15'0"
4.87m x 4.56m

W

W

BATHROOM
9'5" x 6'0"
2.77m x 2.68m

ENSUITE

LANDING

C

BOILER ROOM

ROBES

BEDROOM 3
17'8" x 13'4"
5.39m x 4.06m

BEDROOM 4
17'2" x 14'3"
5.22m x 4.34m

KITCH & BATH

C

ROBES

BEDROOM 5
15'7" x 12'4"
4.95m x 3.76m

BEDROOM 6
16'3" x 12'3"
4.95m x 3.73m

STABLES AND WORKSHOP
27'7" x 11'10"
8.41m x 3.61m

STABLE/STORE
14'5" x 9'6"
4.39m x 2.90m

STABLE/STORE
14'5" x 11'0"
4.39m x 3.35m

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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