



**Sandwood House, Spaldington, DN14 7NG**

## Guide Price £2,200,000

Situated close to the village of Spaldington and conveniently placed for both Howden and Holme-on-Spalding-Moor, this impressive country residence offers the perfect balance of peaceful countryside living and excellent connectivity. The surrounding villages provide a range of everyday amenities, whilst Howden offers a wider selection of independent retailers and rail connections. Set within grounds of just under nine acres, the property combines a substantial family home with a highly successful commercial element, generating an income of circa £150,000 per annum from the adjoining warehouses and business buildings.

Approached via a private driveway and surrounded by mature gardens, trees and open countryside, the property immediately creates a sense of privacy and permanence. The house itself occupies an enviable position within the grounds, enjoying far-reaching views across the surrounding landscape and a wonderful feeling of space both inside and out.

Extending to approximately 3,160 sqft of internal accommodation, the home has evolved into a versatile and beautifully balanced family residence. The heart of the property is undoubtedly the characterful farmhouse-style kitchen, a warm and inviting space centred around an Aga and complemented by bespoke cabinetry, timber worktops and natural stone flooring. Open sightlines through to the dining area create an ideal environment for family life and entertaining, whilst maintaining the charm and intimacy expected of a country home.

The principal reception rooms are generously proportioned and filled with natural light. A substantial living room provides an elegant setting for both everyday living and larger gatherings, whilst a separate sitting room offers a more relaxed retreat. Practicality is equally well catered for with a utility room, laundry room and ground floor shower room, making the house particularly well suited to busy family life and those returning from outdoor pursuits within the grounds.

The first floor offers exceptional bedroom accommodation, comprising five bedrooms and a separate dressing room, accessed via two separate staircases. Two shower rooms and a family bathroom serve the upper floor, ensuring the property functions effortlessly for larger households. A separate study/bedroom six provides an ideal work-from-home space, increasingly important for modern living.

Mature lawns, established trees, a pond and thoughtfully planted borders surround the house, creating a picturesque setting that changes beautifully throughout the seasons. The extensive plot offers ample space for recreation, gardening, equestrian interests or simply enjoying the privacy afforded by the surrounding countryside. There is a separate stable block with three stables and a tac room, while a double garage can be found to the side of the house.

Beyond the residential accommodation, the property offers a rare opportunity to acquire a home with a significant and established income stream. The substantial warehouses, commercial buildings and car park are all positioned at the rear of the site and currently generate circa £150,000 per annum, providing a valuable source of revenue. This unique combination of family home, land and commercial investment creates a proposition seldom available on the open market.

### Location

Agents note: all information regarding the rental income of the various buildings can be obtained from the agent.

Goods Inwards building - EPC - E - IIII





**A SUBSTANTIAL FAMILY HOME WITH WAREHOUSES, BARNs, STABLES & 9 ACRES**



**R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water & electric. Oil fired heating. Waste treatment plant serving the warehouses. Non compliant septic to the house.



Address:  
Reference: 2085



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**Approx. Gross Internal Floor Area 3160 sq. ft / 293.56 sq. m**  
**Garage 307 sq. ft / 28.52 sq. m**  
**Outbuilding 22719 sq. ft / 2110.74 sq. m**  
**Warehouse 9373 sq. ft / 870.77 sq. m**  
**Stable 1264 sq. ft / 117.44 sq. m**  
**Total 36823 sq. ft / 3421.03 sq. m**

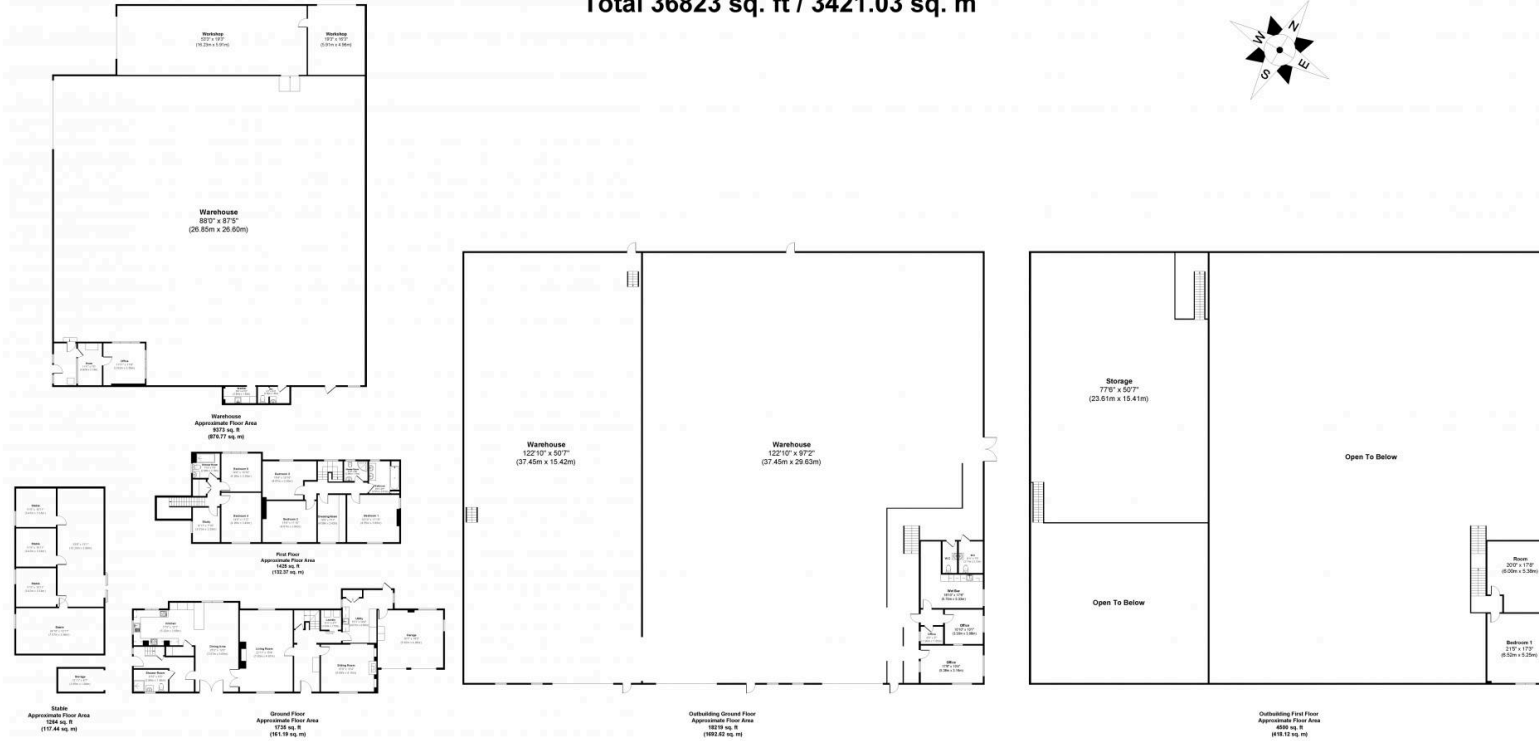


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