

Waverley House, Landing Lane, Newport, Brough, HU15 2QD

FINE & COUNTRY

WAVERLEY HOUSE IS AN IMPRESSIVE VICTORIAN COUNTRY HOUSE SET WITHIN 4.21 ACRES OF PRIVATE, SOUTH-FACING GROUNDS.







The property offers more than 2,200 sq. ft. of accommodation, with four bedrooms, two reception rooms and two bathrooms. There is also a substantial outbuilding currently used as garaging and office space, with potential for conversion to stabling or another use, subject to the required consents. Newport offers local amenities, good schools and excellent access to the M62.

This property is Contract Ready, the legal work has already started, saving time, reducing risk, and helping your move go smoothly. See below for details.

From the Agent's Perspective
Waverley House is a characterful Victorian country house with a real sense of space, privacy and flexibility.

With up to 4.21 acres available, the property occupies a particularly private south-facing plot, giving plenty of scope for enjoying the grounds and making the most of the setting.

Inside, the house provides more than 2,200 sq. ft. of accommodation, with four bedrooms, two reception rooms and two bathrooms.

The original character is clear throughout, with deep bay windows, high ceilings and an elegant staircase adding to the feel of the house. It has the proportions and features you would expect from a period property, while offering plenty of room for modern family life.

The two reception rooms give you good options for everyday living, entertaining, working from home or simply having separate spaces for different members of the household.

The four bedrooms also provide flexibility for a family, guests or home working, depending on your needs.













Outside, the grounds are a major part of what makes this property stand out. The south-facing setting and generous acreage offer privacy and space that can be difficult to find so close to everyday amenities. Two mature specimen walnut trees add further character to the front garden.

A substantial outbuilding is currently used for garaging and office space. For buyers looking for more flexibility, this could potentially be converted to stabling or another use, subject to the necessary planning and other consents. This makes the property particularly interesting for those wanting additional workspace, storage or equestrian potential.

The location is also practical. Newport is just over five minutes from Brough, where there is a comprehensive range of shops and services.

The village itself has local shops, three pubs, takeaways and restaurants, while the Market Weighton Canal runs through the centre and is at the end of the street, providing a pleasant route for walks.

For families, there is a local primary school, with highly regarded schooling available at South Hunsley. Commuters are well placed too, with the M62 close by, providing straightforward access towards the West Riding and connections to the M1 via the M18.

Agent's Note
Within the 4.21 acres is a paddock to the west which can be sold separately if not required.

Japanese Knotweed Disclaimer
The property is being marketed with known or suspected Japanese knotweed (Fallopia japonica) present at, or in the vicinity of, the property. Prospective purchasers are advised to satisfy themselves as to the presence, extent and condition of any Japanese knotweed and any associated risk to the property or neighbouring land. Buyers should obtain appropriate specialist advice and, where considered necessary, commission a professional Japanese knotweed survey and management plan before proceeding with the purchase. The information provided in this brochure is for general guidance only and should not be relied upon as a substitute for independent professional inspection or advice. Prospective purchasers should make their own enquiries and satisfy themselves as to all matters affecting the property before exchanging contracts. The seller and selling agent accept no responsibility for any loss arising from reliance upon information contained in this disclaimer or brochure, subject to the terms of the sales contract and applicable law.

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.

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.

What Contract Ready Means for You — the Buyer
When a seller is Contract Ready, it means all the key legal documents are prepared before a sale is agreed, so everything's ready to go as soon as the offer is accepted, with no cost to you.

This includes:
• Proof of ownership and authority to sell
• Seller's Property Information Forms (TA6, TA10)
• Draft contract of sale

Your solicitor usually receives the full legal pack within 48 hours, so they can get to work immediately.

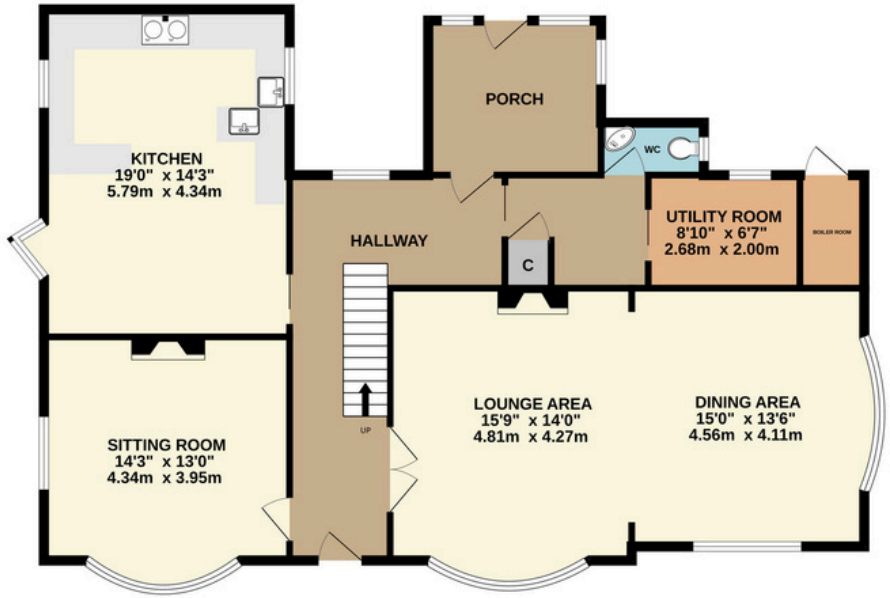
How this helps you:
• Reduces the number of enquiries going back and forth
• Smoother and potentially quicker sale
• Lowers the risk of the sale falling through







GROUND FLOOR
1315 sq.ft. (122.2 sq.m.) approx.



1ST FLOOR
870 sq.ft. (80.8 sq.m.) approx.



LANDING LANE, NEWPORT, BROUGH, EAST RIDING OF YORKSHIRE, HU15 2QD

TOTAL FLOOR AREA : 2185 sq.ft. (203.0 sq.m.) approx.

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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FINE & COUNTRY

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

The Property Ombudsman SALES