



3 Croft Park, North Ferriby, East Riding of Yorkshire, HU14 3JX

FINE & COUNTRY

SET ON A HIGH, SOUTH-FACING PLOT WITH WIDE HUMBER VIEWS



This private home sits on over two thirds of an acre, well back from the road. The house offers close to 3,000 sq ft in total, including a one-bedroom annex. With five bedrooms, four reception rooms and clear scope to rework or redevelop, it's a rare chance to secure a standout plot in a sought-after part of North Ferriby. Priced to reflect updating.

Agent's Perspective

We're pleased to bring to market 3 Croft Park on Woodgates Lane, North Ferriby. It sits on a high, south-facing plot with wide Humber views and a level of privacy that's rare in this location.

Set well back from the road, the grounds extend to over two thirds of an acre and feel calm and open. The house has been well cared for over the years, but it is now ready for a new chapter. For buyers looking to rework, extend or start again, the setting alone makes this a standout opportunity.

Inside, the property offers close to 3,000 sq ft of accommodation in total, including an integrated annex which acts as an extension of the main home for daily living.

Across the main house and annex there are five bedrooms, three bathrooms and four reception rooms, giving plenty of flexibility.

The layout will suit a range of plans, whether that's multi-generational living, guest space, or a home office with its own entrance.

Rooms are generous in size and enjoy good natural light, helped by the elevated position and open outlook.

Several reception rooms face south, making the most of the long views across the Humber and the changing light through the day.





The annex works well as it stands, but could also be absorbed back into the main house if preferred.

Outside, the plot is a real strength. The house sits comfortably within the grounds, with space around all sides and a strong sense of seclusion.

There is ample room for landscaping, additional garaging, or a larger footprint, subject to the usual consents.

The size of the site also gives scope for a fresh design that fully takes in the views and orientation.

The property offers buyers the chance to create something personal in one of the area's most sought-after settings.

North Ferriby remains popular for its village feel, access to the Humber foreshore, and easy links to Hull, the A63 and beyond.

We expect interest from those who value privacy, outlook and the potential to secure a prime plot on which to shape a home that fits their own needs.

We are inviting offers within the quoted price range and would be happy to discuss the possibilities on a viewing.

Once on site, the position and scale are easy to appreciate, and it's clear why homes in this pocket are so tightly held.



Owner's Perspective

We moved to Croft Park, North Ferriby 25 years ago and have enjoyed bringing up our family here with all the excellent facilities that this very private location has to offer.

When first viewing the property we were impressed by the two thirds of an acre plot with sun-bathed front and back gardens featuring mature trees and shrubs, together with a vast sky and far reaching views of the Humber. The house was ready to move into with our young family, all bedrooms sporting fitted wardrobes and enough space for guests to enjoy their independence with their own facilities.

We were able to select from a range of excellent schools, which together with good bus services and a train station, made local and national travel very accessible. We value the many social activities held in the village, which has a regular calendar of cinema, music, clubs and other events, together with a library, squash courts, football club and a good supermarket.

There are some world class nature reserves nearby including North Cave Wetlands and those along the East Coast and Humber Estuary. Proximity to the Yorkshire Wolds, a stunning area for walking and cycling, with breathtaking views and undulating dry valleys, is also a privilege.



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 .*

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.

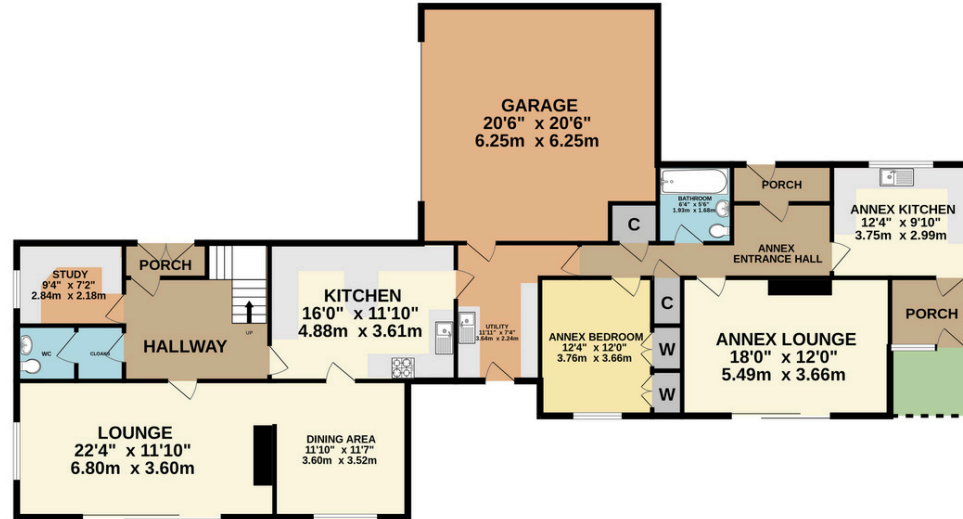
Mortgages

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.

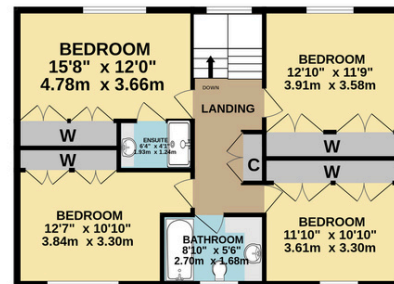
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GROUND FLOOR



1ST FLOOR



CROFT PARK, NORTH FERRIBY, HU14 3JX

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

