



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## Whitehouse Farm Church Road

Asking Price £590,000

Rimswell Withernsea, HU19 2BZ



Set within approximately 2.5 acres of picturesque countryside in the rural hamlet of Rimswell, this exceptional barn conversion represents a rare opportunity to acquire a substantial and beautifully styled family home offering space, privacy and lifestyle in equal measure. Surrounded by open fields with far-reaching rural views stretching for miles from the first floor windows, the property delivers the peace of country living while providing extensive, versatile accommodation finished to an impressive standard throughout.

Tastefully styled and immaculately presented, the home seamlessly blends rustic charm with premium modern comforts. Solid oak internal doors enhance the quality feel, while exposed character features sit comfortably alongside well-appointed kitchen and bathroom fittings. Solar panels are in place, supporting energy efficiency and self-sufficiency – an increasingly valuable addition for modern family living.

Offering expansive living space ideal for large families or hosting gatherings and celebrations, the layout caters effortlessly for both everyday life and entertaining. The generous lounge diner centres around a large solid fuel stove, the snug features a rustic open grate fire perfect for winter evenings, and the rear conservatory provides a light-filled retreat for summer afternoons overlooking the garden.

Externally, the property is equally impressive. A sweeping driveway wraps around the rear, offering extensive parking for multi-car households. The grounds extend to approximately 2.5 acres, providing a rare scale of garden and land not commonly found with most properties. The rear garden enjoys uninterrupted views across open countryside, while the walled central garden features a covered pergola entertaining area complete with pizza oven and BBQ space. An outdoor bar creates the perfect setting for summer gatherings, with the option to continue festivities inside the converted outbuilding, which houses a fitted bar and log burner for





The property is approached via a long private driveway running alongside a grassed garden, leading around to the rear where extensive parking is provided – ideal for multi-vehicle households. Beyond this sits a substantial lawn garden adjoining open fields, creating a wonderfully private and practical outdoor space.

A standout feature is the large barn, approximately 20m x 10m, offering enormous potential (subject to any necessary consents) and equally suited to secure storage, workshop facilities or home business use.

The central walled garden is thoughtfully designed for both relaxation and entertaining. The converted outbuilding home bar is complemented by a decked patio with an additional outdoor bar, pizza oven and BBQ area, all overlooking a central lawn. The conservatory faces this space, creating seamless indoor-outdoor flow during warmer months.

Access from the rear driveway is via a practical boot room – ideal for country living – leading into an inner hallway with ample space for coats and footwear. A fully tiled ground floor shower room provides convenient wash facilities after time outdoors.

A spacious ground floor room currently serves as a substantial

home office, also accommodating white goods, making it a versatile and functional area.

The kitchen, accessed from the entrance hall, forms the heart of the home. Beautifully appointed, it features a central island, large range cooker and a traditional pantry cupboard – an increasingly rare addition. It flows openly into the lounge diner, creating a sociable layout centred around an impressive log-burning stove.

Double doors lead into the snug, offering a more intimate setting with its rustic open grate fireplace, which in turn opens into the rear conservatory overlooking the walled garden.

Upstairs, a staircase rises to a spacious central landing with built-in storage. The principal bedroom is particularly generous, featuring a full wall of fitted wardrobes and a beautifully presented ensuite bathroom, creating a luxurious private retreat. Three further well-proportioned bedrooms are served by a family bathroom fitted with both a bath and separate shower.

Altogether, this is a home of significant scale, versatility and lifestyle appeal, offering exceptional indoor and outdoor space in a truly rural setting.

**Boot Room**

**Hall**

**Kitchen 14'3" x 10'7" (4.35 x 3.25)**

**Lounge/Diner 24'1" x 14'9" (7.35 x 4.50)**

**Snug 14'9" x 12'9" (4.50 x 3.90)**

**Conservatory 13'10" x 12'3" (4.23 x 3.74)**

**WC 10'0" x 4'11" (3.07 x 1.50)**

**Study/Utility 17'3" x 15'1" (5.27 x 4.60)**

**Bedroom 1 24'4" x 14'9" (7.44 x 4.50)**

**Ensuite 8'10" x 8'6" (2.70 x 2.60)**

**Bedroom 2 15'1" x 15'1" (4.60 x 4.60)**

**Bedroom 3 16'9" x 8'7" (5.13 x 2.63)**

**Bathroom 9'6" x 8'8" (2.90 x 2.65)**

**Bedroom 4 14'9" x 12'1" (4.50 x 3.69)**

**Agent Note**

**Parking:** off street parking is available with this property via a private driveway with space for 8 cars.

**Heating & Hot Water:** Heating & hot water is via an oil fired boiler.

The property also benefits from solar panels which are owned.

**Mobile & Broadband:** we understand mobile and broadband are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Drainage is by way of a septic tank.

GROUND FLOOR  
1352 sq.ft. (125.6 sq.m.) approx.

1ST FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 2463 sq.ft. (228.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for any prospective purchase. The services, systems and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Memphis 10/20



**Energy Efficiency Graph**

**tenure: Freehold**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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