



Mount Farm, Main Street, Lissett, Driffield, East Riding of Yorkshire, YO25 8PY

FINE & COUNTRY

SPACIOUS DETACHED FAMILY HOME WITH LICENSED CARAVAN AND CAMPING PARK



This is a rare chance to purchase a substantial DETACHED FAMILY HOME, full of character and dating back to the 1800s, with the added benefit of a LICENSED CARAVAN AND CAMPING SITE. The property has been thoughtfully renovated to create a comfortable and stylish home, offering over 2,000 SQ FT of living space. With GENEROUS GARDENS, a DOUBLE GARAGE, and a SEPARATE ENTRANCE to the campsite, this property offers a unique opportunity to combine family living with a business venture.

From the Agent's Perspective

This property is truly one of a kind. It's not often we come across a home that combines such a rich history with modern comforts. The house itself is beautifully presented, with a layout that works perfectly for family life. The SNUG and LOUNGE with its OPEN FIREPLACE create a cosy atmosphere, while the OPEN PLAN LIVING, DINING, AND KITCHEN AREA with its VAULTED CEILING and BI-FOLD DOORS is a real showstopper. The additional reception spaces, including the STUDY/PLAYROOM and the versatile FOURTH BEDROOM, add flexibility to the home.

The outdoor space is equally impressive. The GATED DRIVEWAY leads to a large PARKING COURTYARD and a DETACHED DOUBLE GARAGE, while the FORMAL GARDEN is a lovely spot to relax or entertain.

Beyond the garden, the LICENSED CARAVAN AND CAMPING SITE is a fantastic business opportunity, with planning for 8 TOURING CARVANS, 8 TENT PITCHES and 6 GLAMPING PODS, each with ELECTRIC HOOKUPS, as well as a SHOWER BLOCK and WASTE TREATMENT FACILITIES.

The location is another highlight. Lissett is a peaceful village, yet it's conveniently situated just 6 miles from Bridlington and 13 miles from Beverley, making it ideal for those who want to enjoy the best of both the coast and the countryside.





From the Client's/Vendor's Perspective

We've loved living here and have put a lot of care into making this house a home. The history of the property, being the former village forge, really appealed to us, and we've tried to retain its character while updating it to suit modern family life. The Living/Dining Kitchen is one of our favourite spots, especially in the winter with the log burner lit, and the space is perfect for family gatherings and entertaining.

The campsite is a fantastic addition. The separate entrance to the site means it doesn't interfere with our home life, and the facilities are all in place for the new owners to take over straight away.

We'll miss the peacefulness of the village and the convenience of being so close to both Bridlington and Beverley. It's been a wonderful place to live, and we hope the new owners will enjoy it as much as we have.

Location

The village of Lisset is situated 6 miles from Bridlington and 13 miles from Beverley on the A165 and is just a 5 minute drive away from the coast. There are local amenities within a 5 mile radius

Tenure

The tenure of 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 C.*

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.

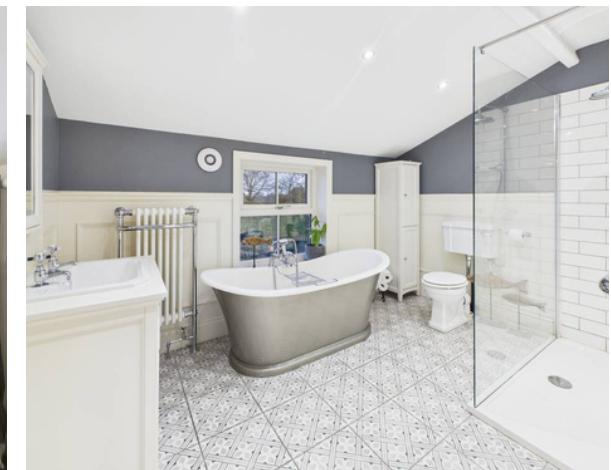
Viewings

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 and 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.





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

