



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



5 Old Hall Road

Offers Over £235,000

Sunk Island , HU12 0EE



Set in an idyllic rural position surrounded by open fields with far-reaching views over the Humber Estuary, this charming three-bedroom cottage perfectly captures the essence of country living. Nestled within a generous plot, it offers peace, privacy, and space – the ideal home for a green-fingered buyer seeking “the good life.”

A gated driveway provides ample off-street parking, leading to a substantial two-storey Dutch barn style workshop, perfect for storage or hobbies. The property has been tastefully and sympathetically updated throughout by the current owner, retaining its traditional character while benefitting from modern comforts – including an eco-friendly air source heat pump for efficient heating.

Inside, the cottage offers a surprising amount of living space, with two welcoming reception rooms and three well-proportioned bedrooms, all finished to a high standard and ready to move into.

Homes in such a tranquil and picturesque location rarely come to the market. This is a true country retreat that must be viewed to be fully appreciated.





Five-bar gates open onto a gravelled frontage providing ample off-street parking, framed by a beautifully cultivated front garden with raised beds and mature hedging for privacy. Further gates lead through to the main garden, which wraps around the side and rear of the property – a delightful mix of lawn and planting areas, complete with a decked seating area and glazed summerhouse, perfect for enjoying the open countryside views. There's plenty of space for those wishing to keep chickens or grow their own produce, along with ample room for additional vehicles such as a caravan or motorhome. Set just off the driveway sits a charming Dutch-barn-style two-storey wooden workshop, offering versatile use as storage, studio or hobby space.

Entering via the side door, you are greeted by a welcoming hallway with a stripped pine staircase rising to the first floor. The ground floor offers a wealth of character and charm, featuring a formal dining room with an exposed brick fireplace and a cosy lounge centred around a solid fuel stove. A walk-in cloakroom houses the heating system and

provides useful storage space.

The country-style kitchen is fitted with cream-fronted units and solid wooden worktops, with space for a range-style cooker – a perfect blend of rustic charm and practicality. A rear lobby leads out to the garden and provides access to a ground floor WC and separate utility room, ideal for busy family life.

Upstairs, the first floor hosts three generously sized bedrooms, each beautifully finished with window shutters and enjoying wonderful views – across open fields to the rear and far-reaching views over the Humber Estuary to the front. A stylish shower room completes the layout, featuring a large walk-in shower and vanity sink.

Entrance Hall

Dining Room 11'1" x 10'5" (3.40 x 3.20)

Lounge 11'1" x 16'4" (3.40 x 5.00)

Kitchen 8'6" x 12'7" (2.60 x 3.85)

Utility, WC & Rear Lobby 8'10" x 9'6" (2.70 x 2.90)

Landing

Shower Room 8'10" x 5'2" (2.70 x 1.60)

Bedroom One 16'4" x 11'1" max (5.00 x 3.40 max)

Bedroom Two 8'6" x 12'7" (2.60 x 3.85)

Bedroom Three 11'1" x 8'10" max (3.40 x 2.70 max)

Garden & Workshop

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by an air source heat pump and hot water cylinder.

Mobile & Broadband: we understand only ADSL broadband is available however Ofcom advises there may be broadband available through fixed wireless service providers operating in the area for higher speeds. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax band B.

Drainage is by way of a shared septic tank.

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.

1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1176 sq.ft. (109.3 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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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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		66	37
EU Directive 2002/91/EC			

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