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EAST RIDING OF YORKSHIRE
Grange Farm, Broomfleet, HU15 1RG

GUIDE PRICE: £995,000





- ◆ **A detached five bedroom farmhouse with attached double garage**
 - ◆ **Buildings**
 - ◆ **Paddocks in all over 9 acres**
 - ◆ **Quiet rural location**
- ◆ **15 minutes to Brough Station (London Kings Cross 2.30 hours)**
 - ◆ **Close to the M62/A63 intersection (M18 30 miles)**
 - ◆ **Option to purchase adjoining land**

An imposing detached farmhouse, built in 1997

Entrance Hall

The entrance is via a uPVC door leading into a spacious entrance hall, featuring coving and a radiator for a warm welcome. Doors provide access to all ground floor rooms, with a staircase rising to the first-floor landing.

WC

A convenient downstairs WC with a window, radiator, WC and wash hand basin.

Lounge

The lounge is a bright and airy space, enjoying natural light from windows to the front, side, and rear elevations, as well as a glazed uPVC door leading out to the rear garden. Character features include coving, wall lighting, two chandelier points and an electric fire set within a decorative hearth and surround creating a focal point. Two radiators provide warmth, and glazed double doors open into the dining room, creating a seamless flow for entertaining and family living.

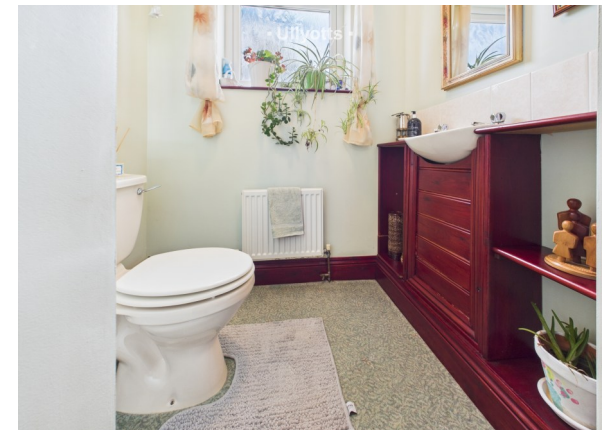
Dining Room

The dining room features a chandelier point positioned directly above the dining table, adding a touch of elegance to the space. With coving, a window and uPVC door opening to the rear garden, and a radiator for comfort. Doors lead to the entrance hall and kitchen, ensuring convenient access.

Kitchen

The beautifully presented breakfast kitchen features a range of classic shaker-style wall, base, and drawer units topped with elegant quartz worktops, complemented by tiled splashbacks and tile-effect laminate flooring.

Bathed in natural light from two front-facing windows and three to the side, the space includes a one and a half bowl sink with mixer tap, a Rangemaster cooker with an inset extractor fan, and ample room for a dining table and a comfortable sitting area. An additional island offers extra storage and work surface, while three chandelier points add a touch of sophistication. Practical features include a door to the pantry, utility room, hallway, and a composite door providing access to the side of the property.





Utility Room

A practical space, featuring a window to the rear elevation and base units with a worktop over, complemented by a tiled splashback. Fitted with a stainless steel sink and drainer, easy-to-maintain vinyl flooring, a radiator and space for a fridge and freezer. A door leads through to the rear lobby.

Rear Lobby

The rear lobby provides practical access to the rear garden and leads to a convenient WC and a dedicated office space, offering flexibility for home working/playroom, art/crafts et cetera or additional storage.

WC

The WC is a practical and well-maintained space, featuring a wash hand basin, WC with a window providing natural light and tile-effect vinyl flooring.

Office

The office is a bright and versatile space, featuring a window that allows natural light. It offers flexibility to serve as a dedicated workspace, a creative craft room, or additional storage, catering for a variety of needs.

Landing

A spacious landing area featuring two front-facing windows that provide ample natural light. Includes a radiator, a central chandelier point, and a useful storage cupboard with shelving that also houses the hot water tank. Loft access is available, and doors lead to all rooms.

Master Bedroom

A generously sized master bedroom featuring fitted wardrobe storage, a built-in dressing table and integrated drawer units. Dual aspect windows to the side elevation allow for plenty of natural light. The room also benefits from direct access to a private dressing room and an en-suite shower room.

Dressing Room

A step down from the master bedroom leads into a spacious dressing area or walk-in wardrobe. This well-appointed space features a Velux window for natural light, a wall-mounted light and a radiator.

En-suite Shower Room

This well-equipped en-suite includes a window to the rear elevation, a shower cubicle with an electric shower, a wash hand basin, WC, radiator, and an extractor fan for ventilation.



Bedroom 2

A well-proportioned second bedroom featuring two rear-facing windows that provide plenty of natural light. Additional features include coving to the ceiling and a radiator for comfort.



Bedroom 4

A bright and comfortable bedroom featuring two front-facing windows that bring in plenty of natural light, along with a radiator for warmth.



Bedroom 3

Another spacious double bedroom, benefitting from two front-facing windows that allow for excellent natural light and a radiator.



Bedroom 5

With a window to the side elevation and a radiator.



Family Bathroom - This well-appointed family bathroom features partially tongue and groove panelled walls with decorative coving. The bathroom is fitted with a panelled bath, wash hand basin and WC. Rear-facing window, along with a radiator for added comfort.

Double Glazing

Central Heating - Diesel oil fired central heating from the boiler in the double garage.

Double attached garage

Energy Performance Certificate - Rating E.

Council Tax - Band D.

Summer House, Gardens and Grass Paddocks - The farmhouse sits proudly at the centre of a semi-circular driveway, framed by a beautifully maintained lawn and adorned with blossom and mature trees. The gardens wrap around the entire property, offering a blend of lawn and patio areas perfect for outdoor living. Bursting with colour from a variety of shrubs and plants, the grounds also feature a tranquil pond, creating a peaceful and picturesque setting. Grass paddock.

A fabulous addition to the garden, the summer house features windows to both the front and side elevations. Fully equipped with lighting and an electric wall heater, this versatile space is currently used as a dining and sitting area—ideal for entertaining or relaxing year-round.

Drainage

Private drainage to a cesspit or septic tank with soak away.

Viewing

By appointment only with the selling agents: Ulllyotts, 64 Middle Street South, Drifffield, East Yorkshire, YO25 6QG.

Tel: 01377 253456 **Email:** pb@ullyotts.co.uk



Approximate total area⁽¹⁾

240.4 m²

Reduced headroom

3.5 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

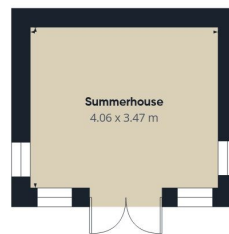
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor



Ground Floor



Floor 1



BUILDINGS

Building 1 General-purpose building [including lean-to] (22.80m x 18.30m).

Building 2 Electric meter building (4.46m x 270m) in concrete block and box profile steel housing three phase meters.

Building 3 Machinery shed (24.50m x 18.30m).

Building 4 General-purpose building (17.80m x 8.50m) with fair faced concrete panels to 2m.

Administrative Area - The Property is within the administrative area of the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

Fixtures and Fittings - Save for two fuel tanks there are no fixtures and fittings included in the sale other than those referred to in the sales particulars.

Planning - The house is not subject to an occupancy condition.

Roads - The Property has frontage to public roads being Wallingfen Lane and Common Road/Ponds Lane.

Services -3 phase electricity with the meters in the farm building.

Mains water via a private supply pipe from a water meter situate at the junction of Wallingfen Lane with Common Road.

Tenure - Freehold.

Vacant Possession - On completion.

What3words – [dignify.merchant.acclaimed](https://www.what3words.com/dignify.merchant.acclaimed)



Produced on Land App, Jun 24, 2026.
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Scale 1:50000 (at A3)
1000 m

