



Downsway, School Lane, Kirk Ella, Hull, East Yorkshire, HU10 7NR



ELEGANT VICTORIAN HOME WITH BEAUTIFUL PERIOD CHARACTER IN THE HEART OF KIRK ELLA



Perfectly positioned between the village school, church and local pub this exceptional Victorian residence, designed in the Georgian style, is one of Kirk Ella's few remaining period homes. Offering around 2,000 sq ft of beautifully presented accommodation, the property has been thoughtfully extended and updated while preserving its original charm. Set within a private south-facing walled garden, this unique home also holds local historical interest, having originally served as the village police station.

From the Agent's Perspective

This is a rare opportunity to own one of Kirk Ella's most distinctive period homes.

Beautifully improved over recent years, the property has been carefully enhanced to suit modern living while remaining true to its original character and architectural style. Its central village location places everyday amenities within easy reach, making it as practical as it is appealing.

Offering three double bedrooms, the home provides around 2,000 sq ft of living space, giving it the feel of a much larger property. At the heart of the home is the impressive open-plan kitchen, sitting room and orangery, creating a bright and welcoming space that is ideal for everyday family life as well as entertaining. The 26'6" kitchen offers plenty of room to cook, dine and gather and opens around to a beautiful sitting area, while a separate living room provides a quieter place to relax. A rear hall, utility room and downstairs W.C. add further practicality.





The principal bedroom enjoys the luxury of its own walk-in dressing room and en-suite bathroom, while two further generous double bedrooms provide comfortable accommodation for family and guests.

Outside, the south-facing walled garden offers an attractive and private setting to enjoy throughout the year. A side access leads to a detached garage, completing a home that combines character, generous living space and an outstanding village location. The heritage plaque on the front of the property reflects its history as the original village police station, adding another unique feature to this special home.

From the Owner's Perspective

We've been proud to call Downsway our home for almost 20 years now. For us it symbolises much more than the beautiful period property that it is. It's where we've spent a large portion of our adult lives and shared some incredible times with family and friends. Most importantly, though, it's where we've raised our own family and made truly wonderful memories that we'll take with us forever.



Due to all of this, making the decision to leave here has been far from easy. Whoever is lucky enough to take our place here will be taking ownership not just of a piece of significant Kirk Ella history, right in the heart of the village, but of a property that genuinely has a character and soul all of its own. We'll part from it on the best possible terms and it will always have a special place in our hearts.

Agent's Note

We are advised that there is a shared pathway giving pedestrian access to the drive.

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 G.*



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.

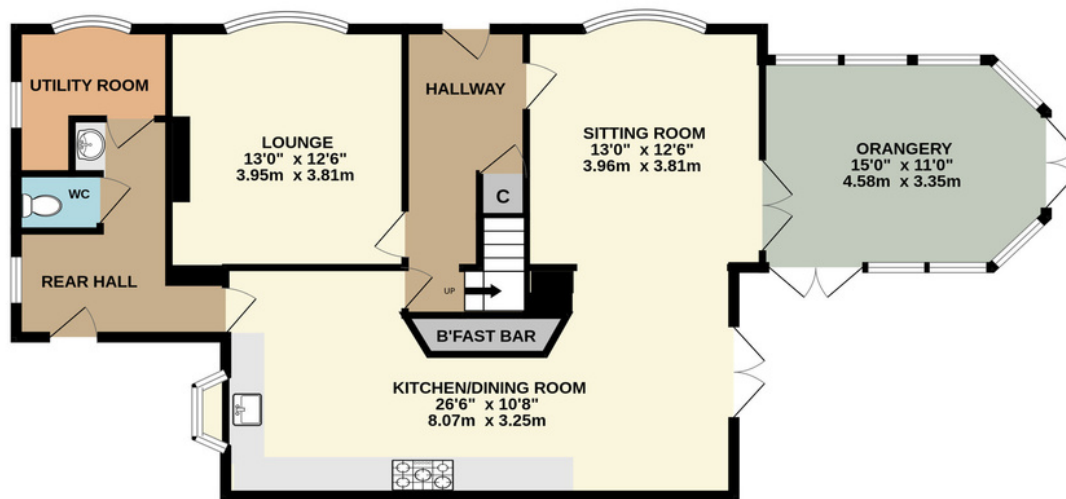
Mortgages

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.

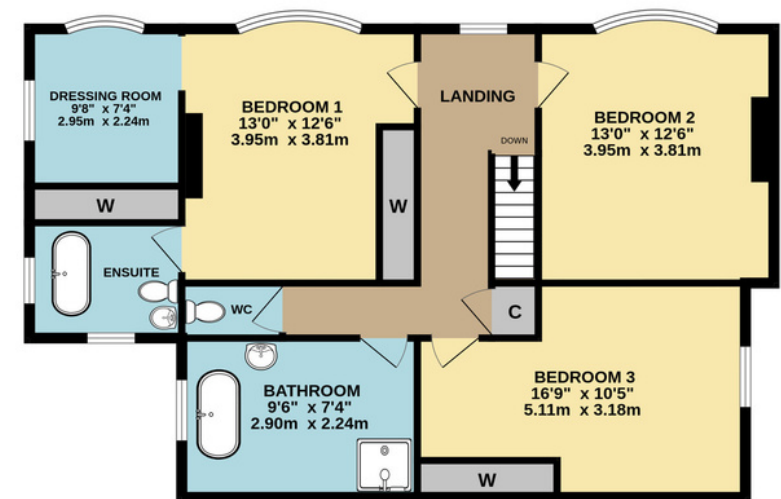
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



GROUND FLOOR
1057 sq.ft. (98.2 sq.m.) approx.



1ST FLOOR
921 sq.ft. (85.6 sq.m.) approx.



SCHOOL LANE, KIRK ELLA, HU10 7NR

TOTAL FLOOR AREA : 1978 sq.ft. (183.7 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.
Made with Metropix ©2026

8 Kingston Rd, Willerby, Hull, HU10 6BN

Tel: 01482 420999 E-mail: eastyorkshire@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



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

