



Penmon, Dalton Lane, Halsham, East Riding of Yorkshire, HU12 0DG

FINE & COUNTRY

AN EXCITING OPPORTUNITY TO ESCAPE TO THE COUNTRY
IN ONE OF THE PRETTIEST SETTINGS SEEN BY THE AGENT IN RECENT YEARS



Penmon on Dalton Lane offers a rare chance to enjoy country living with space, privacy and open views. Set in around 1.25 acres, the property includes a large fishing lake and mature grounds. The house extends to over 2,000 sq. ft. with four bedrooms, two bathrooms and flexible living space. It is ready to move into, with scope to update over time. A first-floor balcony and rear garden terrace make the most of the peaceful setting.

Penmon presents a rare opportunity to step into a quieter pace of life, set within one of the most attractive rural spots the agent has come across in recent years.

Tucked away along Dalton Lane in Halsham, the property sits within approximately 1.25 acres of established grounds, offering a strong sense of privacy and space. A standout feature is the large fishing lake, adding both character and a unique lifestyle element to the setting.

The house itself extends to over 2,000 sq. ft. and is arranged across two floors, providing well-balanced accommodation that will suit a range of buyers.

While the property is ready to move into, there is clear scope for modernisation, giving the next owner the chance to update and personalise over time.

This is reflected in the asking price, making it an appealing option for those looking to add value.



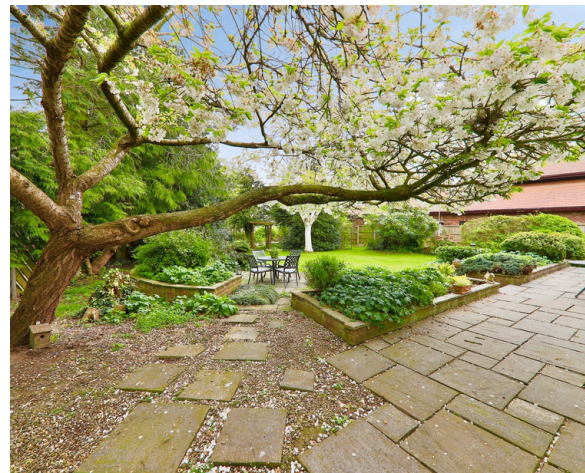


Inside, the layout is both practical and flexible. There are four bedrooms in total, including a ground floor bedroom with its own en-suite, ideal for guests or multi-generational living.

The remaining bedrooms are found upstairs, along with a family bathroom.

A key feature on the first floor is the generous balcony, which enjoys open views towards the lake – a perfect spot to sit and take in the surroundings

The ground floor offers a comfortable living room, a conservatory that draws in natural light, and a spacious dining kitchen. The kitchen is fitted with French doors that open directly onto the rear garden and terrace, creating an easy link between indoor and outdoor space, particularly useful in warmer months



Outside, the grounds are a real strength of the property. Mature planting, open lawns and the lake combine to create a setting that feels both private and established.

The surrounding village is made up of similar quality homes, adding to the overall appeal and sense of place.

Penmon offers a blend of space, potential and setting that is not often available, particularly in this part of Holderness. It will appeal to those looking for a home they can shape over time while enjoying the benefits of country living from day one.

Tenure

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 F.*

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 & Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

Thinking of selling or struggling to sell your house? More people choose Beercocks in this region than any other agent. Book your free valuation now!

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.

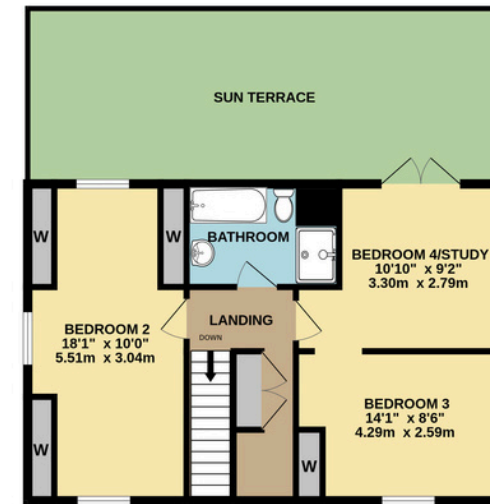




GROUND FLOOR
1469 sq.ft. (136.5 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 2052 sq.ft. (190.7 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.
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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

