



Seven Acres, Ferry Road, Goxhill, Barrow-Upon-Humber, DN19 7JZ

COUNTRY LIVING WITH EXTENSIVE EQUESTRIAN FACILITIES - FOUR BEDROOM HOME, TEN STABLES, MANÈGE AND APPROX. SEVEN ACRES



Seven Acres on Ferry Road offers a rare opportunity to enjoy a true countryside lifestyle with extensive EQUESTRIAN FACILITIES and APPROX. SEVEN ACRES OF LAND, while remaining conveniently located just 15 MINUTES FROM THE HUMBER BRIDGE.

SUMMARY

This FOUR BEDROOM DETACHED HOME provides generous living space alongside impressive outdoor facilities including TEN STABLES and a FULL SIZE MANÈGE.

The property combines the practicality required for equestrian use with a comfortable family home featuring a LARGE KITCHEN, SPACIOUS LIVING AREAS and a bright ORANGERY overlooking the garden.

While some areas offer potential for updating, the setting, land and facilities create a unique opportunity for those seeking space, privacy and a rural way of life.

FROM THE AGENT'S PERSPECTIVE

Properties that combine extensive equestrian facilities with such convenient access to the wider road network are rarely available.

Seven Acres delivers both, offering a peaceful rural setting while being approximately 15 MINUTES FROM THE HUMBER BRIDGE, providing straightforward access towards Hull, the A63 and the motorway network beyond.





The house itself provides well proportioned accommodation arranged around the main living areas, creating a layout that works well for both everyday life and entertaining.

The LARGE KITCHEN forms the practical heart of the home, while the adjoining living spaces provide comfortable and flexible reception areas. The ORANGERY introduces additional natural light and offers an attractive space overlooking the garden, creating a natural connection between the interior and the surrounding landscape.

Beyond the home, the property truly comes into its own. The TEN STABLES and FULL SIZE MANÈGE provide excellent facilities for equestrian use, while the surrounding land allows flexibility for grazing, training and general outdoor living. The arrangement of the barns and stabling has been carefully positioned to ensure the working elements of the property remain separate from the private garden areas.



For buyers seeking a property that combines a country home, equestrian capability and strong accessibility, Seven Acres presents an opportunity to create something truly special.

FROM THE OWNER'S PERSPECTIVE

Living here has always been about the space and the freedom that comes with it. Having the land and stables directly connected to the house makes caring for the horses straightforward and enjoyable, and the surrounding fields give the property a wonderful sense of openness.

At the same time, the location has always been incredibly convenient. Being around 15 MINUTES FROM THE HUMBER BRIDGE means you can enjoy a quiet rural setting while still having easy access for work, travel or visiting nearby towns.

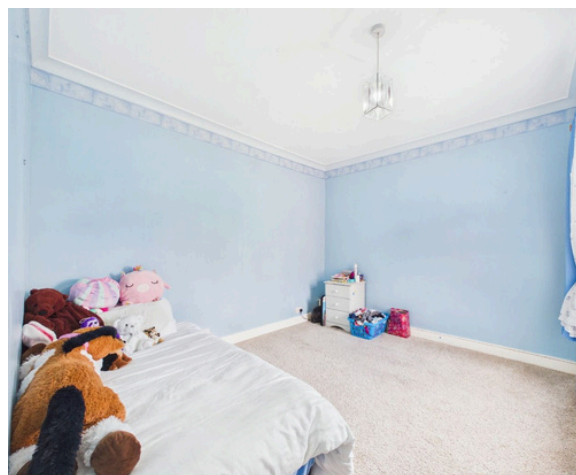
The garden areas have also been a favourite place to relax, particularly around the SUMMER HOUSE and DECKED GARDEN AREA during warmer months.

Tenure

The property is freehold.

Council Tax

Council Tax is payable to the North Lincolnshire 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.

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