



**The Old Manse, 74
Main Street | Elloughton | HU15 1HU**

£550,000

The Old Manse, 74 Main Street

The Old Manse is a landmark village property and occupies a picturesque position along Main Street, a setting renowned for its collection of period homes and properties of distinction. Dating back to the late 1870s, this handsome Victorian detached residence retains a wealth of original charm and character, seamlessly blended with the comforts of modern living. Believed to be only the third time the property has been offered to the open market, it is beautifully maintained throughout, with the accommodation including a vestibule, welcoming entrance hall with a feature curved wall, cloakroom, breakfast kitchen and three formal reception rooms to include a lounge, dining room and snug. To the first floor are three well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a generously sized family Bathroom.

Externally, the property benefits from a substantial detached former coach house with hay loft, now utilised as a garage with additional storage above, together with off-street parking for several vehicles accessed via a driveway between the house and garage. A delightful private walled garden lies to the rear, with a useful garden store.

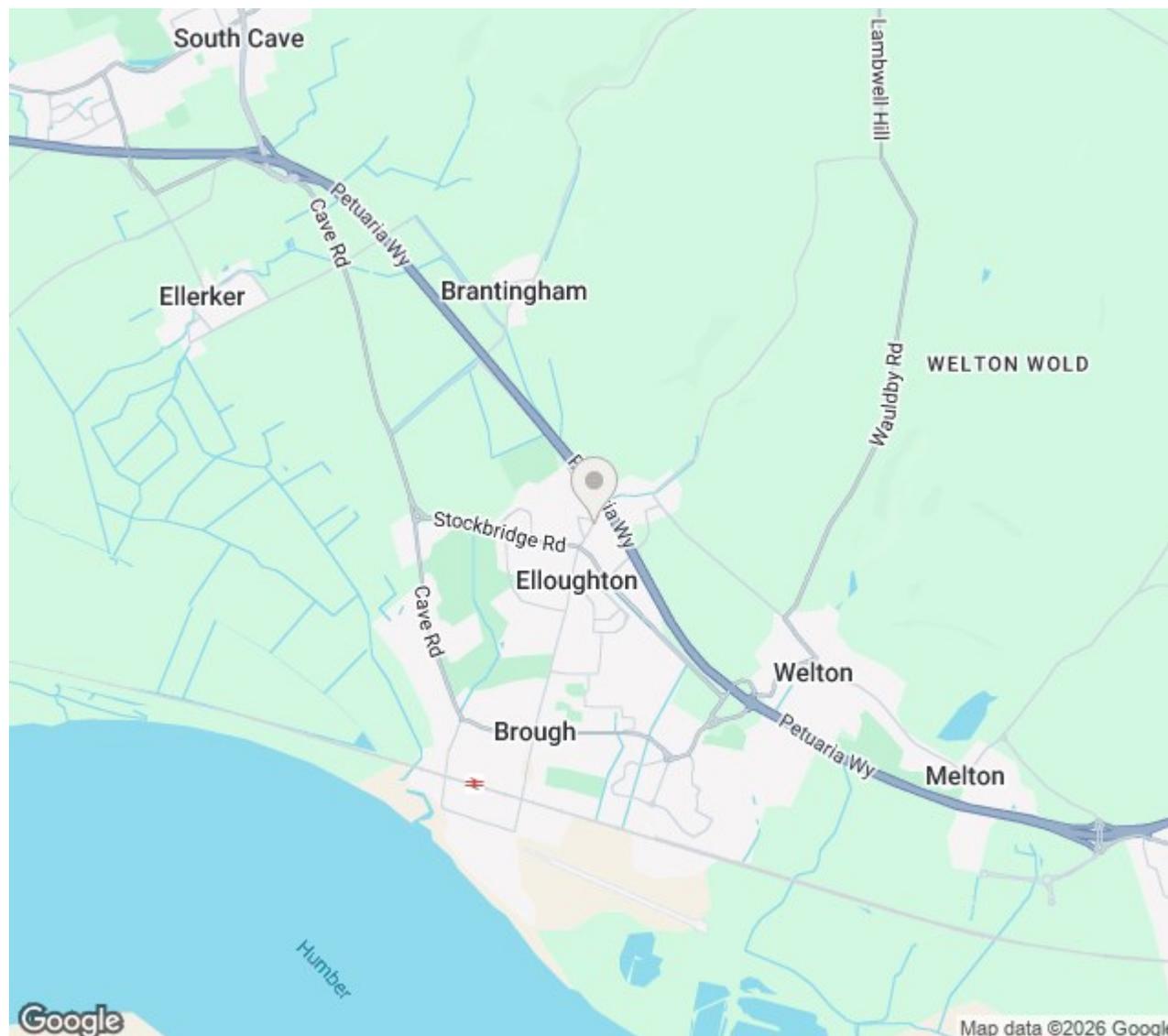
The property further benefits from approved planning permission for the erection of both two-storey and single-storey extensions, offering the opportunity to create a larger kitchen and a fourth bedroom with en-suite.

Altogether, this is a truly unique home and a rare opportunity to become the custodian of a fabulous and distinguished property.



Key Features

- A Landmark Home Within The Village
- Believed To Be Only The 3rd Time It Has Been Offered For Sale
- 1870's Period Home
- 3 Double Bedrooms
- 3 Formal Reception Rooms
- 2 Bath/Shower Rooms
- Private Walled Garden
- Coach House With Hay Loft
- Planning Permission For Extension
- EPC = TBC / Council Tax = E



Energy Efficiency Rating		Current	Potential
Vary 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	EU Directive 2002/91/EC		



LOCATION

The charming village of Elloughton offers an excellent range of local amenities, including a well-regarded primary school, pharmacy, public house and convenient bus services. The area is ideally suited for commuters, providing easy access to Hull city centre and the A63/M62 motorway network, with the city located approximately ten miles to the east.

Nearby Brough further enhances the appeal, offering a mainline railway station and a wider selection of amenities, including a supermarket. The surrounding area is perfect for those who enjoy an active lifestyle, with excellent leisure facilities close by, including two golf courses, Ionians Rugby Club within the village, and a variety of scenic countryside walks such as Elloughton Dale, Brantingham Dale and the Wolds Way.

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

VESTIBULE

A solid timber entrance door, complete with its original locking mechanism, provides access into the home. A part-glazed timber door then leads through to:

ENTRANCE HALL

The welcoming entrance hall sits centrally within the property and provides access to the principal rooms. A fabulous curved wall is a feature of the space and there is a turning staircase with a useful storage cupboard beneath.

CLOAKROOM/WC

The cloakroom is fitted with a two piece suite comprising WC and a vanity wash basin within a fixed storage cabinet. There is a sash window to the side elevation.

LOUNGE

An elegant front facing reception room featuring a sash bay window and an open cast iron fireplace with a tiled hearth and backplate beneath a timber surround and mantle.

DINING ROOM

A formal dining room which offers excellent versatility. Having a sash bay window to the front elevation.

SNUG

A well appointed and uniquely shaped reception room, with two sash windows, recessed brick fireplace and traditional built-in alcove cupboard.

BREAKFAST KITCHEN

This bright and spacious breakfast kitchen provides an excellent range of cream-fronted wall and base units, complemented by integrated appliances including a glass-fronted electric double oven, gas hob with extractor hood, and plumbing for both a dishwasher and washing machine. Additional features include a stainless steel sink unit, ceiling spotlights, and a Velux window. There is space for a breakfast table and chairs. The room also offers access to a covered porch area, conveniently positioned beside the rear garden.

FIRST FLOOR

LANDING

The 'L' shaped landing provides access to the accommodation at first floor level. There is a built-in storage cupboard.

BEDROOM 1

A generously proportioned double bedroom with a sash window to the front elevation.

EN-SUITE

The en-suite is fitted with a WC, vanity wash basin with splashback and a shower cubicle with a thermostatic shower and tiled inset. There is a heated towel rail and a sash window to the front elevation.

BEDROOM 2

A spacious double bedroom with a range of fitted furniture to include wardrobes, overhead storage and a dressing table with drawers. There is a sash window to the front elevation.











BEDROOM 3

A further double bedroom with a feature cast iron fireplace, alcove storage cupboard and a sash window with views of the garden.

BATHROOM

A large family bathroom which incorporates a five piece suite which includes twin wash basins, WC, bidet and a panelled bath with tiled splashbacks and a shower over. There is a heated towel rail and two sash windows with privacy glass.

OUTSIDE

FRONT

To the front of the property there is a footpath leading to the entrance door. There is privacy hedging to each side of the path adjoining the kerbside boundary.

REAR

The delightful walled rear garden is a real feature of the property and provides excellent privacy. There is a formal lawn, herbaceous borders and established trees. A canopy extends from the kitchen and provides a covered seating area and leads to a useful garden store.

DRIVEWAY & COACH HOUSE

A gravel driveway sits between the house and the garage/coach house and opens through a timber gate and widens to a parking area for several vehicles. The garage, a well known landmark within the village, is a traditional coach house with hay loft. There are two sets of double doors to the front and side and a personnel door to the rear.

PLANNING PERMISSION

The property has been granted planning permission in December 2025 for the erection of a two storey and single storey extensions to rear following demolition of existing, and installation of first floor windows to side and rear. The application can be found on the East Riding Planning Portal Ref:25/03496/PLF

GENERAL INFORMATION.

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of double glazed frames and timber sash windows.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

CONSERVATION AREA - The property lies within Elloughton Conservation Area.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS.

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.



MORTGAGES.

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give 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 any 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 and any intending purchaser or tenant 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 Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

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plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



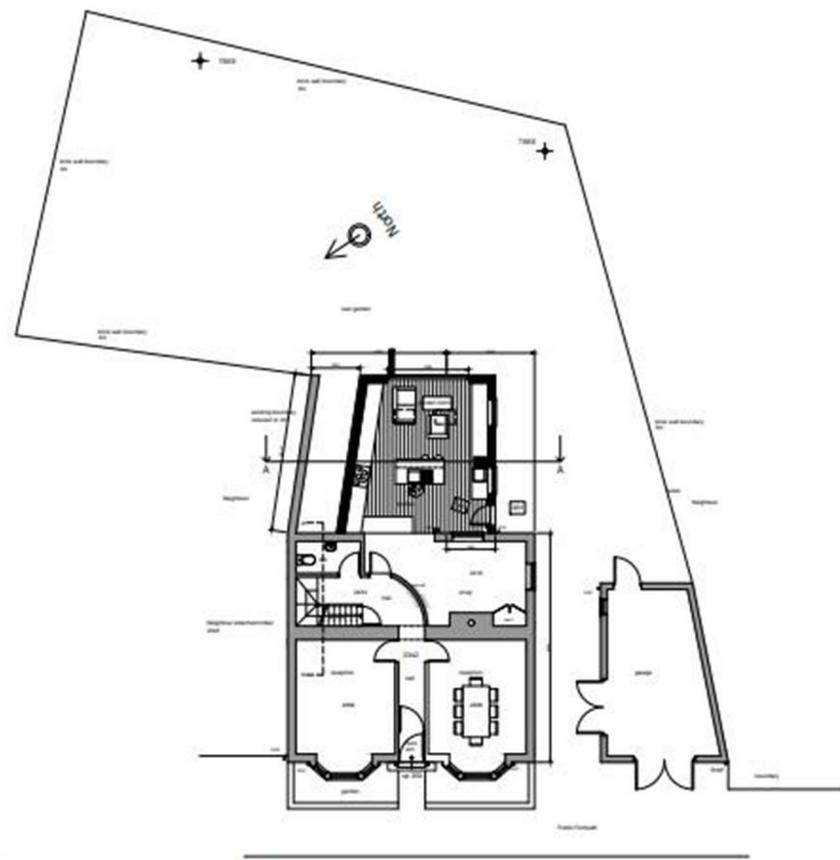




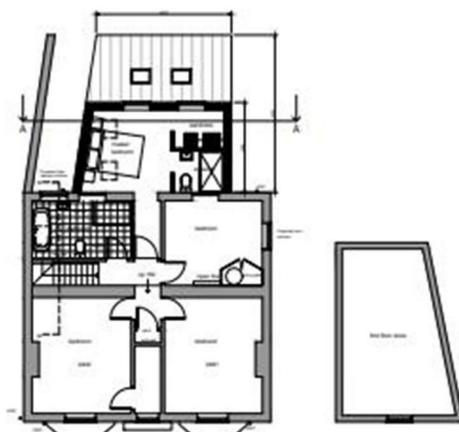




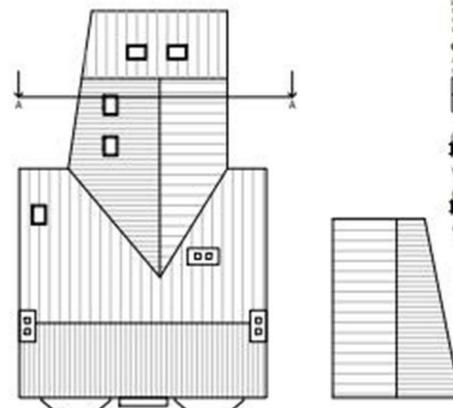
The
OLD MANSE



Proposed Ground Floor Plan - 1:100



Proposed First Floor Plan - 1:100



Proposed Roof Plan - 1:100



Proposed Section Extension - 1:100



Proposed Site Plan - 1:500

NOTES
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.
The contractor must verify all dimensions on site before commencing any work or site clearance. The contractor must report any discrepancies to the designer before commencing work. Final drawing exceeds the quantities shown in any way, the designer is to be consulted before the work is started.
Work within the Construction (Design and Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced.

Copyright

All rights reserved in Chapter IV of the Copyright and Patents Act 1988 have been asserted.

Rev	Description	By	Date	Drawn	Checked



VISUAL SCALE 1:500 @ A1



VISUAL SCALE 1:100 @ A1



NORTH



Proposed West Elevation - 1:100



Proposed East Elevation - 1:100



Proposed North Elevation - 1:100



Proposed South Elevation - 1:100



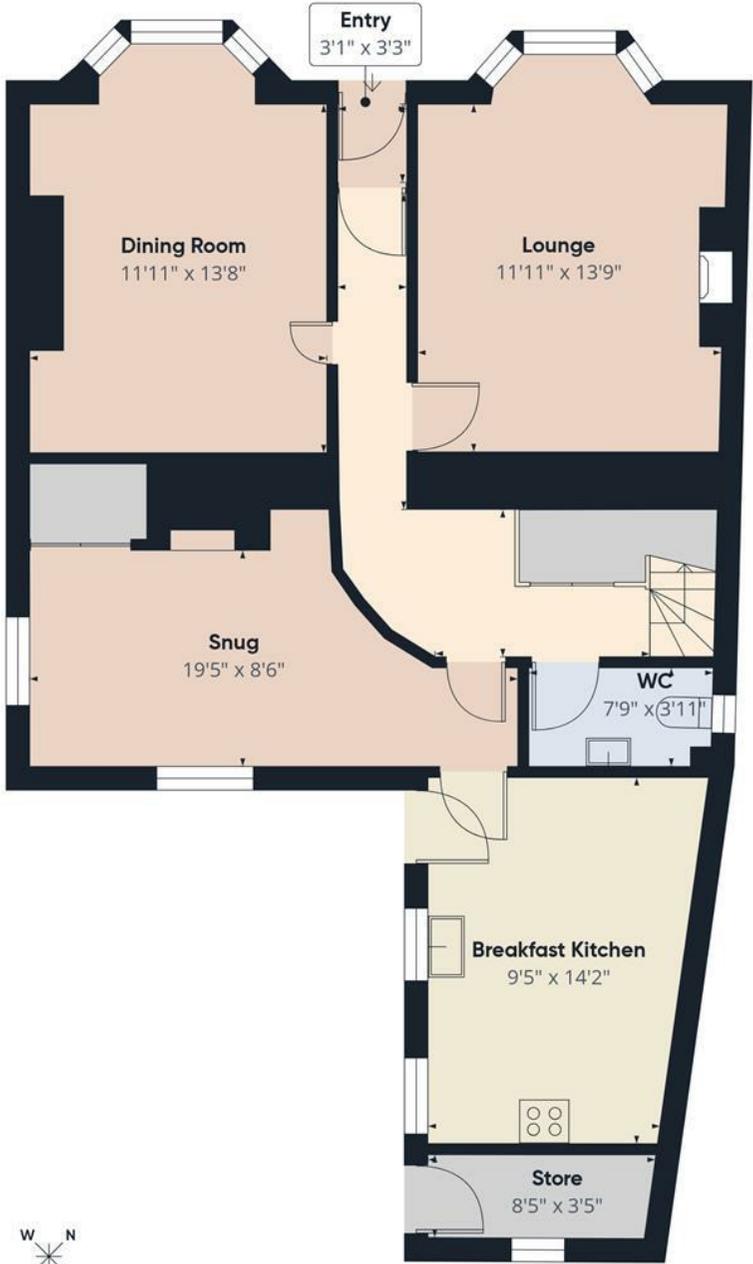


Approximate total area⁽¹⁾
1457 ft²

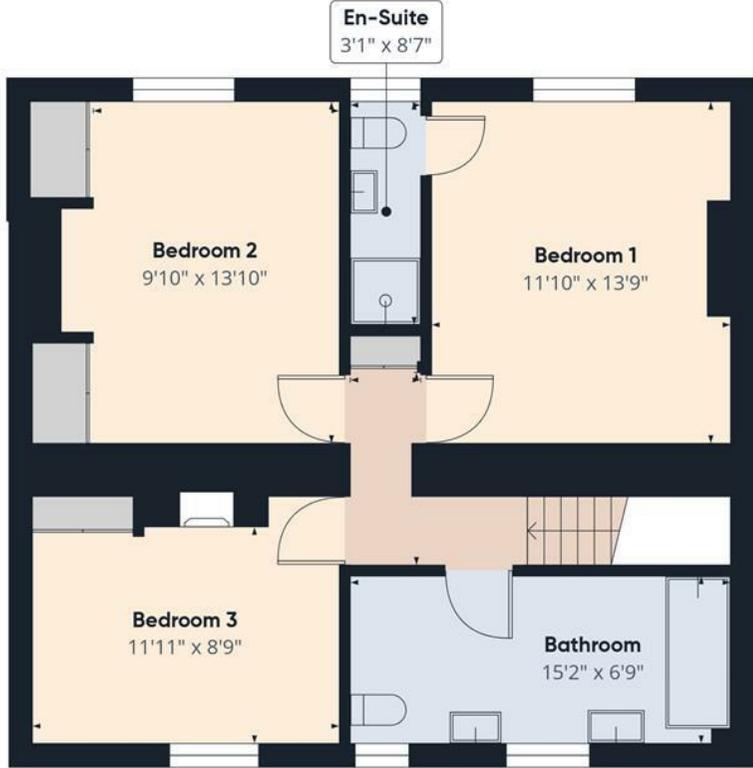
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

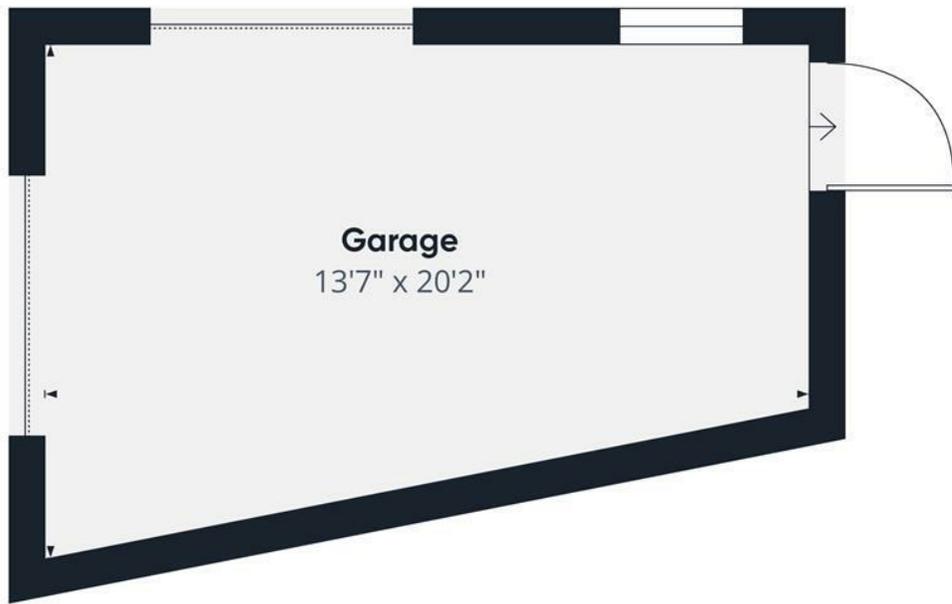
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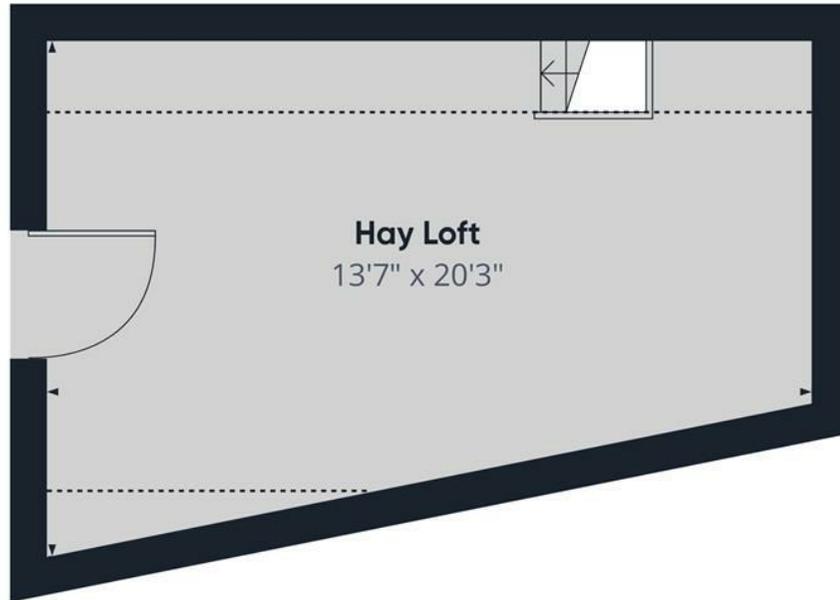
Ground Floor Building 1



First Floor Building 1



Ground Floor Building 2



First Floor Building 2



Approximate total area⁽¹⁾

475 ft²

Reduced headroom

39 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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