



Bellfield, Arnold Lane, Long Riston, Hull, East Yorkshire, HU11 5HY

FINE & COUNTRY

## SPACIOUS AND STYLISH COUNTRYSIDE HOME WITH FLEXIBLE LIVING SPACE



This beautifully presented five-bedroom property offers over 3,000 sq ft of thoughtfully designed living space in a peaceful village setting just a short drive from Beverley and Hull. Ideal for modern family life, it includes five bathrooms, four reception rooms, and a standout 35ft open-plan kitchen, dining and living area that leads straight onto a large outdoor terrace—perfect for hosting and relaxing.

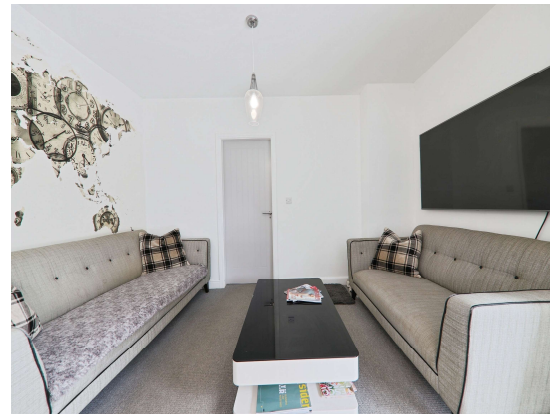
An annexe-style games room adds even more flexibility, while two entrances, garaging for four cars, and generous parking make the home practical as well as attractive. Whether you're looking for space to grow, entertain, or enjoy a quieter pace of life, this home has been fully refurbished to a high standard and is ready to move straight into.

### **From the Agent's Perspective**

This is the kind of home that really stands out—not just because of its size, but because of how well it has been planned and looked after. It offers a great mix of country living and modern comfort, set in a lovely village with easy access to both Beverley and Hull.

One of the things I really like about this property is how flexible it is. With over 3,000 sq ft of space, five bedrooms, and multiple living areas, it's ideal for families of all shapes and sizes. Whether you need space for teenagers, elderly relatives, or guests, the layout can work in lots of different ways. The games room annexe is especially handy—it could just as easily be used as a home office, studio or even a private space for extended family.

The kitchen, dining and living area is a real highlight. At 35ft long and finished to a very high standard, it's a space that feels open and welcoming, with bi-fold doors that lead straight out onto the terrace. It's a great setup for those who like to entertain, and the outdoor space is large enough to enjoy properly, whether that's with family barbecues or just relaxing in the fresh air.





The practical side of things has also been well thought through. There are two entrances, a huge amount of parking, and garaging for four vehicles, which isn't something you come across every day. There's even space for a motorhome or trailer, which makes it even more appealing for families who like to travel or need extra room.

Add to that the large grassed area or paddock, and you've got a property that offers space, style and real flexibility—all in a peaceful countryside setting, with good connections to nearby towns.

It's ready to move into and enjoy straight away.

#### Location

This conveniently located village is equidistant to the city of Hull, the market town of Beverley and the holiday resort of Hornsea which are all some eight miles away. There is a regular country bus service and a coastal bus service running between Hull and Bridlington. The village has its own primary school, shop/petrol station, public house, playing fields, tennis courts and church.

#### 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 D.\*

## 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

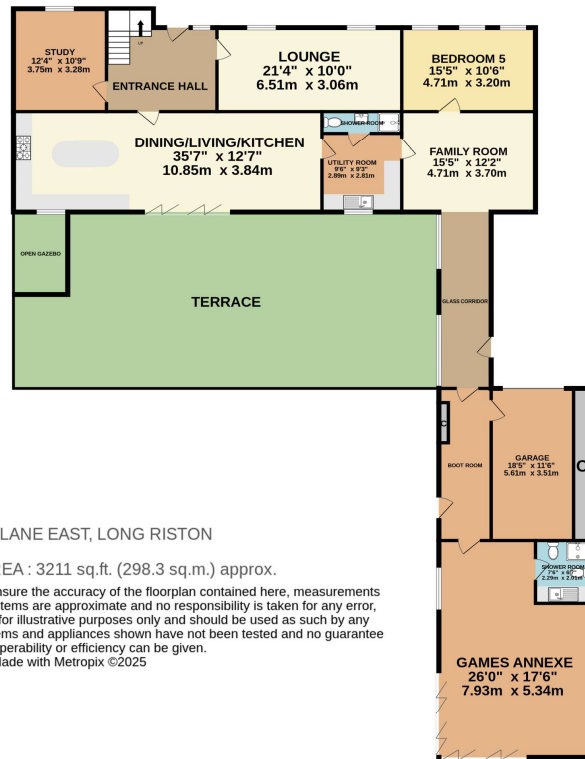
Strictly by appointment with the sole agents.

## 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 on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR  
2283 sq.ft. (212.1 sq.m.) approx.



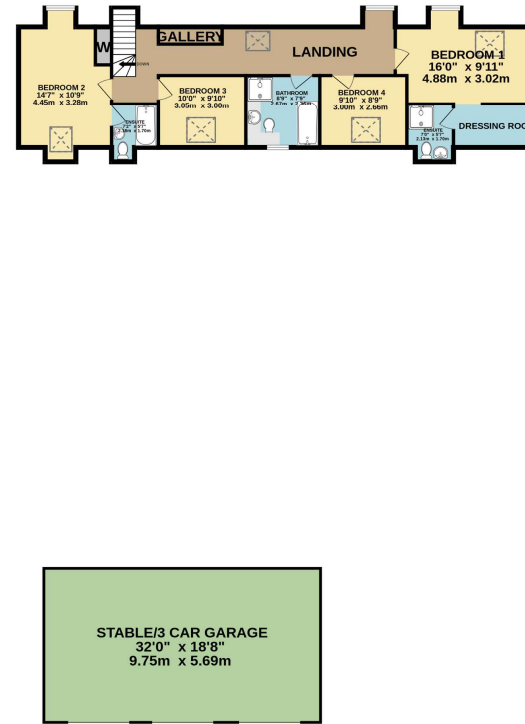
ARNOLD LANE EAST, LONG RISTON

TOTAL FLOOR AREA : 3211 sq.ft. (298.3 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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1ST FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



8 Kingston Rd, Willerby, Hull HU10 6BN

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

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

