

THE WHITE HOUSE

MANOR ROAD, ADLINGFLEET,
DN14 8HU



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ADLINGFLEET, DN14 8HU

OFFERS IN THE REGION OF
£535,000

Beautiful location in village centre

3 Reception Rooms

3 Bedrooms

Large Garden

Stables & Paddock

Additional 5.48 acres available separately

Agents

DDM Agriculture

Bishops Manor, Market Place, Howden, DN14 7BL

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Introduction

The White House is a superbly maintained and extended period 3 bedroom property with large gardens, stables and paddocks. The property extends to approximately 1.55 acres or thereabouts and would be ideal for a buyer with equestrian interests.

A further paddock of approximately 5.48 acres or thereabouts, situated less than half a mile away is also available at additional cost, with first refusal offered to the buyer of The White House.

Location

The White House, Manor Road, Adlingfleet, DN14 8HU is situated in the centre of Adlingfleet, in a beautiful position opposite Adlingfleet All Saints Church and inside the village conservation area. Adlingfleet is a desirable village in the East Riding of Yorkshire, 7 miles east of Goole.

What3Words

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Outside

Access from Manor Road is via a pair of timber gates giving access to a block paved driveway with parking for at least 3 vehicles. A garage with half brick and half timber walls adjoins the driveway. The garage measures approx. 15'6" x 12' (4.7m x 3.7m) with a tack room to the rear measuring a further 12' x 7'1" (3.7m x 2.2m)

The property benefits from a garden which measures approx. 0.18 acres (excluding driveway) which is mostly laid to lawn but benefits from a summer house, a fruit and vegetable growing area with greenhouse and raised beds.

Next to the garage is a timber stable block comprising 2 stables with rubber mat floors over concrete and a hay store with concrete floor. There is a concrete apron to the front and side of the stables. The stables benefit from electric lighting and a 3 pin outdoor electricity socket. To the front of the stables is a small area of grass measuring approx. 0.03 acres and next to that is a small paddock of grass over stone measuring approx. 0.13 acres. Surrounding the garden on 2 sides is the main grass paddock which measures approx. 1.12 acres.

All paddocks at The White House are well fenced.



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Accommodation

Porch

Front door onto driveway.
With stone floor opening into the Hall.

Hall

With doors to Living Room and Dining Room. Stairs leading to first floor. Under- stairs cupboard.

Rear Hallway/Utility Room

Having rear door, range of built in units and drawers with slate floor and belfast sink set in Minerva worktop. Tiled splash-back and plumbing for washing machine. Door into:

Shower Room - 5'7" x 5'11" (1.70m x 1.82m)

Having shower cubicle with electric shower, W.C. wash basin, tiled floor and part tiled walls.

Living Room - 14'0" x 13'3" (4.28m x 4.04m)

Having fireplace with log burner and stone hearth, exposed timber beam in ceiling.

Dining Room - 14' x 14'1" (4.29m x 4.31m)

Having fireplace and exposed timber beam in ceiling.

Kitchen - 14'0" x 14'1" (4.28m x 4.31m)

Having range of modern fitted units with double belfast sink set in wood worktops with double oven, halogen hob, slate floor and downlighters.

Sitting Room - 12'7" x 14'0" (3.28m x 4.27m)

Having log burner and open vaulted ceiling with skylights.

Study - 6'9" x 5'5" (2.08m x 1.66m) to extremes

Having exposed timber beam, carpeting and built-in full height wardrobes.

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First Floor

Hall & Landing - 4'2" x 22' (1.27m x 6.7m)



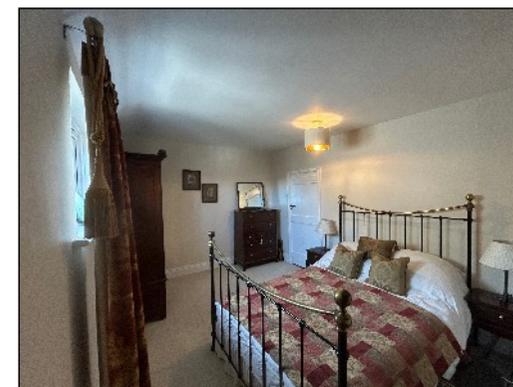
Bedroom 1 - 14'2" x 14'1" (4.32m x 4.30m)
Having built-in full height pine wardrobes and carpeting.



Bedroom 2 - 14'0" x 13'3" (4.26m x 4.04m)
Having timber floorboards and fireplace



Bedroom 3 - 9'4" x 14'0" (2.88m x 4.27m)
Having carpeting.



Bathroom - 7'0" x 7'7" (2.13m x 2.31m)
Having bath, W.C. sink, vinyl flooring and ceiling downlighter.



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OUTSIDE

Garage with timber doors - 15'6" x 12'

Tack Room - 12' x 7'1"
accessed from inside the garage.

Stables
11'5" x 11'11"
11'5 x 9'11"
Timber on brick base with rubber mat flooring.

Hay Store 11'5 x 20'
With concrete floor

All with electric lighting and outdoor socket.



Additional Land

A grass field measuring approximately 5.48 acres off Fourstangs Lane is also available to the purchasers of The White House at additional cost. The additional land is shown outlined green on the attached plan and edged red in the ariel photograph below.



GENERAL REMARKS AND STIPULATIONS

Plan

The property is shown on the attached plan edged red for identification purposes only.

Services

Mains services of water, drainage and electricity are installed. Oil fired central heating system with new boiler installed 2020. None of the services or associated appliances have been checked or tested.

Council Tax

We have been advised the property is Council Tax Band D. Payable to the East Riding of Yorkshire Council.

Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

Viewings

If you require any further information or wish to view this property please contact the Selling Agents, DDM Agriculture Tel: 01430 331333 or email: howden@ddmagriculture.co.uk

Energy Performance Graph

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.

Video

A video of the property can be found at <https://www.youtube.com/watch?v=Go2-0VV0MeA>
Or use the QR code.

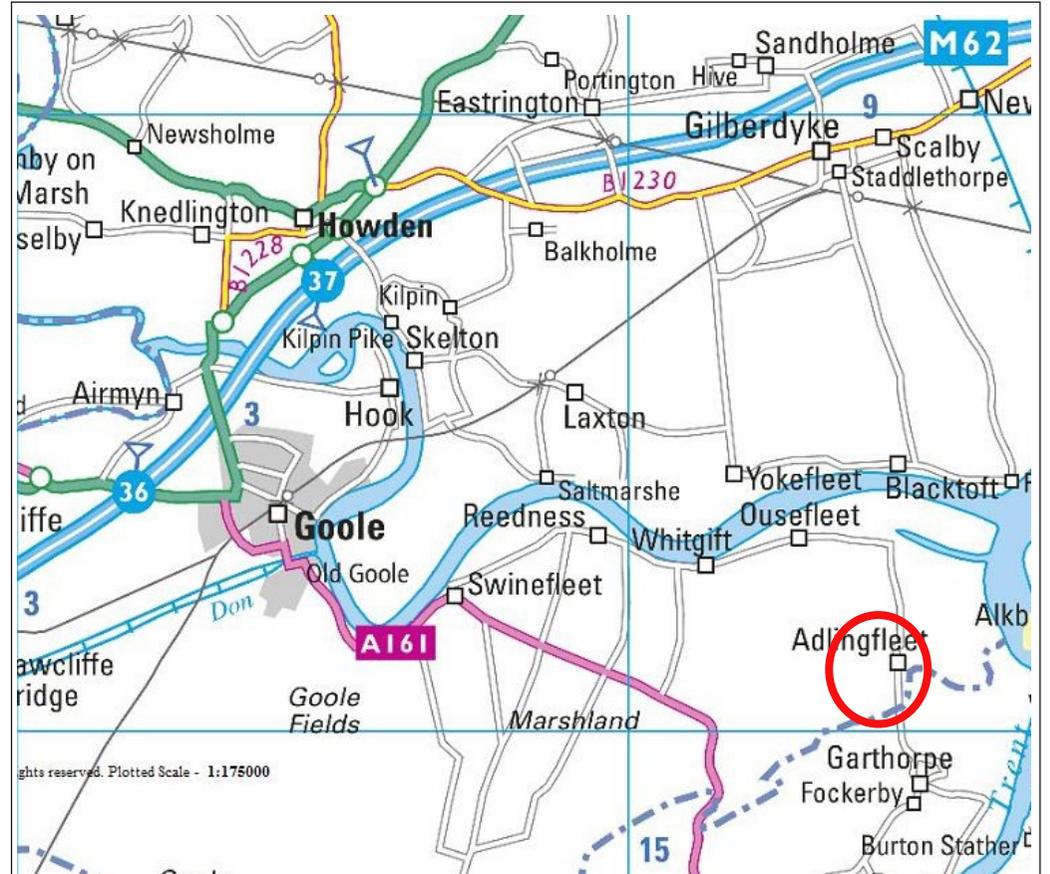
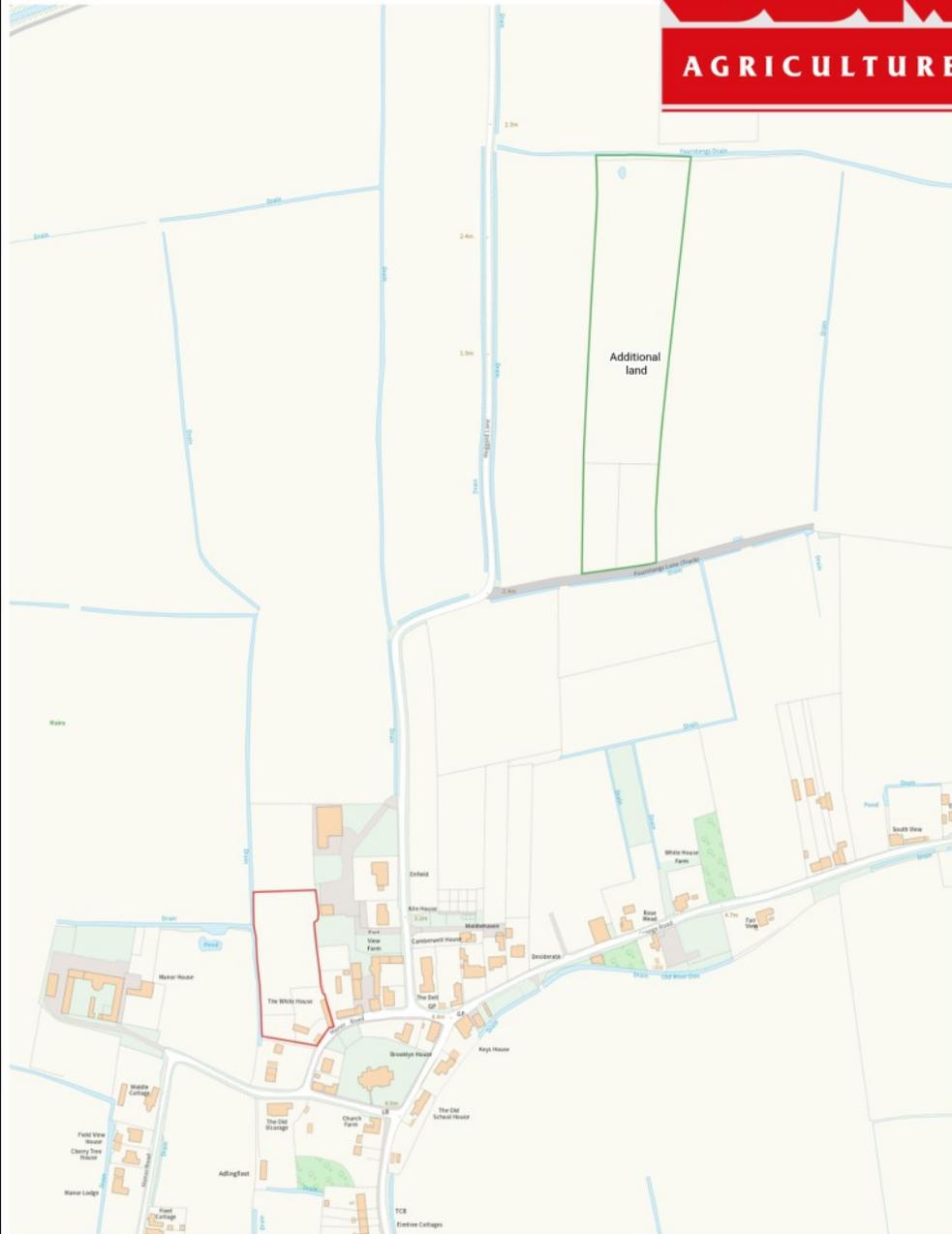


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



Floor Plans

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings. All measurements are given to the maximum extremes.



Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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Additional Land

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