



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



3 Old Hall Farm Cottages Old Hall Road

Sunk Island Sunk island, HU12 0EE

Offers Over £345,000



Situated in an enviable rural position close to the banks of the Humber Estuary, surrounded by open fields stretching for miles, this superbly finished and greatly extended five bedroom semi-detached house offers the perfect escape for buyers seeking space, privacy and a true countryside setting.

Arranged over three floors, this impressive home provides an abundance of high-quality living space, finished to an exceptional standard throughout. With five double bedrooms and two large open plan living areas, the layout has been designed with modern family life in mind, offering a flexible and highly sociable environment.

Set within a generous fully enclosed plot, the property also benefits from extensive off street parking, a large double garage/workshop, and beautifully maintained gardens, making it ideal for families and those who enjoy outdoor living.

Premium features run throughout, including a luxurious fitted kitchen with integrated appliances, underfloor heating, solid fuel stoves, oak internal doors and three bathrooms plus a ground floor WC. The second floor bedroom suite offers a private retreat with stunning far-reaching views across open countryside and towards the Humber.

This is a rare opportunity to acquire a substantial, high-specification home in a truly idyllic location – properties of this calibre are seldom available and must be viewed to be fully appreciated.





A gated entrance opens onto a spacious driveway, providing ample off street parking and leading to a large double garage/workshop, with a partitioned section currently used as a home gym. Adjoining the garage are additional sheds and log stores, offering excellent external storage.

A gate leads through to the generous side and rear gardens, predominantly laid to lawn and enclosed by mature trees and hedging for privacy. Positioned at the far end of the garden is a fantastic outdoor entertaining area, featuring a brick paved patio and a substantial pergola with tiled roof—ideal for outdoor dining in all weathers and perfectly suited for a hot tub. The garden also offers ample space for families, including a treehouse for children.

Entering through the front door, a spacious entrance lobby provides a versatile area currently used as a home office. This leads into the inner hallway, with stairs rising to the first floor, a door out to the rear garden and access to a ground floor WC, ideal for day-to-day convenience.

To the rear of the property is an extended living room, offering a generous lounge and dining space overlooking the garden, centred around a log burning stove and flooded with natural light. The front-to-rear kitchen diner is the true heart of the home, an impressive open plan space designed for modern family living. The kitchen is fitted with a high-end range of units, integrated appliances, space for a range-style cooker and double fridge freezer, complemented by solid wood worktops and a breakfast bar.

Underfloor heating runs throughout this space, which flows seamlessly into a front facing sitting area with a bay window, box seat and a second log burning stove, all enjoying views over open fields.

Stairs rise to a split-level landing with feature wall panelling and continue to the second floor.

The first floor hosts four well-proportioned double bedrooms, all enjoying attractive rural views. This level is served by a stylish family bathroom, featuring a statement double-ended bath with freestanding taps, as well as a separate contemporary shower room with modern tiling and black fittings.

The second floor is dedicated to an impressive bedroom suite, offering a large open space incorporating sleeping and dressing areas, along with a walk-in wardrobe and a private bathroom with deep bath. This level provides a perfect retreat, whether for parents or older children, with stunning panoramic views from large windows stretching out across open countryside and towards the Humber.

- Sitting Room 16'2" x 11'1" (4.95m x 3.4m)
- Kitchen 18'0" x 11'9" (5.5m x 3.6m)
- Lounge/ Diner 20'4" x 16'6" (6.2m x 5.05m)
- WC 5'2" x 4'11" (1.6m x 1.5m)
- Bedroom 1 22'8" x 20'0" (6.93m x 6.1m)
- Ensuite 9'6" x 5'6" (2.9m x 1.7m)

- Bedroom 2 16'1" x 11'1" (4.91m x 3.4m)
- Bedroom 3 11'9" x 11'9" (3.6m x 3.6m)
- Bedroom 4 10'6" x 10'3" (3.22 x 3.13m)
- Bedroom 5 14'0" x 9'1" (4.29m x 2.79m)
- Bathroom 1 8'6" x 5'0" (2.61m x 1.54m)
- Bathroom 2 11'9" x 5'6" (3.6m x 1.7m)

Garden

Garage

Agent Note

Parking: The property benefits from a double garage and a double driveway, providing off-road parking for multiple vehicles.

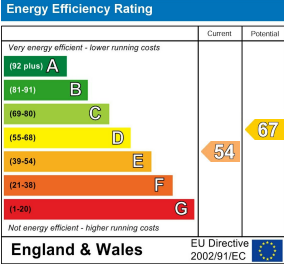
Heating & Hot Water: Both are supplied via LPG (Calor Gas).

Mobile & Broadband: We understand that mobile coverage and broadband services, including fibre to the premises, are available. For further information on providers, predicted speeds, and mobile coverage, please refer to the Ofcom checker.



Energy Efficiency Graph

tenure: Freehold



Please note that the property is served by a septic tank system which is shared with neighbouring properties. The septic tank is not located within the boundaries of the property being sold and is situated on third-party land. There is an agreed servicing arrangement for the septic tank in place with properties numbered 3–6. Buyers are advised to make their own enquiries regarding any maintenance responsibilities, rights of access, and any legal agreements relating to its use.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make/give any representation or warranty in respect of the property.

