



# MOAT FARM GRIMSTON

**£350,000**  
**FREEHOLD**

Nestled in the village of Grimston, Hull, this delightful family home offers a unique blend of comfort and opportunity. With three well-proportioned bedrooms, this property is perfect for families seeking a peaceful retreat while still being close to local amenities. The spacious reception room provides an inviting space for relaxation and entertaining, making it the heart of the home.

One of the standout features of this property is the impressive 10 acres of grazing land, ideal for those with a passion for equestrian pursuits or agricultural interests. The expansive outdoor space offers endless possibilities for gardening, recreation, or simply enjoying the tranquility of rural life.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



### Entrance porch

Small entrance porch leading to hallway

### Downstairs toilet

Small downstairs toilet, tiled walls and floor. Window to front of the property

### Lounge

14'6" x 12'9" (4.434 x 3.909)

Good sized lounge with carpeted floor and wallpaper walls. Window overlooking side of the property

### Kitchen/Diner

30'0" x 14'0" (9.169 x 4.27)

Large kitchen/diner with modernised fitted kitchen. Doors leading to side of property. Log burner in dining area

### Upstairs

#### Bedroom

14'1" x 11'9" (4.3 x 3.6)

Double bedroom with dual aspect views to the rear of the property

#### Bedroom

11'9" x 14'5" (3.6 x 4.4)

Double bedroom with dual aspect windows

#### Bedroom

9'1" x 10'1" (2.78 x 3.08)

Double bedroom with window overlooking front of the property

#### Bathroom

9'6" x 8'10" (2.9 x 2.7)

Large bathroom comprising corner shower, free-standing bath, toilet and basin

### Outside

Buildings are situated within a moated site to the east of the Farmhouse and comprises;

\*G.P. Store-80ft x50ft Steel framed with corrugated roof, dwarf block walls clad above double sliding doors, concrete floor.

\*Barn with Granary over 23ft x17ft - Brick with pantile roof

\*Range 8.5ft x18ft Timber framed with steel cladding, brick wall to rear

\*Pole Barn 21ft x18ft Timber framed with steel cladding, brick wall to rear

\*Store 20ft x16ft - Timber framed with steel clad roof, brick wall to rear

\*Store 30ft x18ft - Brick built with CI Roof

### Land

Approx 10 acres of grazing land

### Ancient Monument

There is a moated ancient monument located in the larger grazing field

### Additional Information

#### COUNCIL TAX/BUSINESS RATES

Band - E

#### ENERGY PERFORMANCE CERTIFICATE

EPC rating - D

#### SERVICES

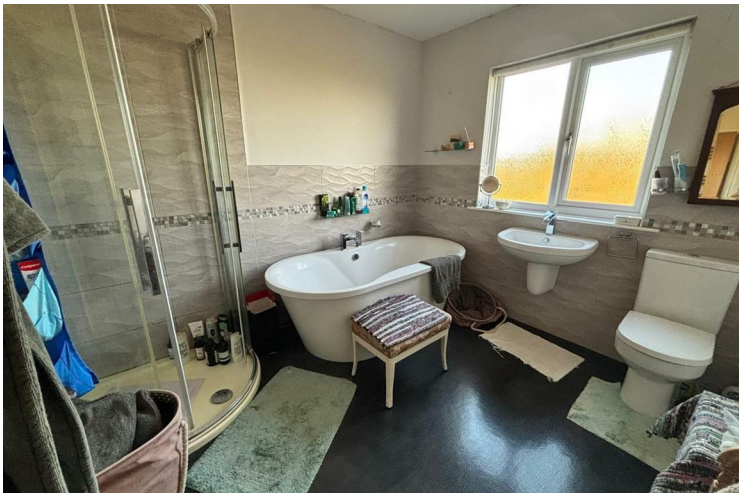
Mains water and electricity.




### MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWING STRICTLY BY APPOINTMENT ONLY





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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