



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Wheatsheaf House Main Street

£240,000

Welwick Hull, HU12 0RY



This substantial former bed & breakfast offers an exceptional amount of living space rarely found in today's market, arranged over three floors and providing five bedrooms, a further attic room and four reception rooms alongside a generous kitchen diner. Ideal for large families, multi-generational living or those seeking a home with business potential, this versatile property caters for a wide range of needs.

Set within an L-shaped plot, the property enjoys gardens to both the side and rear, along with a driveway providing off street parking and a range of traditional outbuildings offering excellent storage or workshop potential.

Blending period charm with modern efficiency, the home features exposed beams and fireplaces throughout the ground floor, creating a warm and characterful feel that newer homes simply cannot replicate. At the same time, solar PV panels and an air source heat pump provide eco-conscious living and improved energy efficiency.

Situated within a small East Riding village, with the coast just a short drive away and amenities available in nearby Patrington, this unique home is offered to the market with vacant possession and no chain involved, making it an exciting and accessible opportunity for buyers looking for something truly different.





A shared vehicular access leads from the roadway, splitting to provide entry into the property's grounds, where a driveway continues to the rear offering off street parking.

The outdoor space wraps around the home in an L-shaped layout, with laid to lawn gardens to both the side and rear, enjoying sun throughout the day. A greenhouse and a row of traditional outbuildings provide excellent external storage and workshop potential.

Entry is gained via the rear kitchen door, opening into a spacious kitchen diner featuring decorative ceiling beams and a wide range of fitted units, offering ample storage and workspace. From here, access leads into a utility area and a ground floor bathroom for convenience.

Continuing on, a lean-to sun room overlooks both the side and rear gardens, creating a pleasant additional seating area while also housing the hot water cylinder for the air source heat pump. From the sun room, doors open into a generous lounge, centred around a fireplace with solid fuel stove, providing a warm and inviting main living space.

The kitchen also connects to a central stairwell, leading to the first floor, and gives access to two further reception rooms at the front

of the property. These rooms are separated by sliding partition doors, allowing for either open plan living or more formal, separate spaces. A front entrance lobby provides a practical space for coats and shoes.

To the first floor, a landing gives access to five well-proportioned bedrooms along with a further bathroom. A glazed door opens onto a rear balcony, enjoying a sunny aspect and views over the garden. A second staircase provides access to a converted attic room on the second floor for additional versatile space.

- Lounge 18'5" x 16'4" (5.63 x 5.00)
- Sitting Room 16'0" x 10'5" (4.88 x 3.18)
- Dining Room 15'6" x 11'5" (4.74 x 3.50)
- Kitchen/ Diner 19'7" x 10'7" (5.97 x 3.24)
- Utility Room 8'2" x 5'10" (2.51 x 1.80)
- Bathroom 8'0" x 5'10" (2.45 x 1.80)
- Sunroom 14'5" x 11'9" (4.40 x 3.60)
- Bedroom 1 15'7" x 10'9" (4.75 x 3.30)
- Bedroom 2 14'7" x 9'3" (4.46 x 2.83)
- Bedroom 3 12'0" x 10'4" (3.67 x 3.17)
- Family Bathroom 10'4" x 6'11" (3.17 x 2.12)

- Bedroom 4 15'10" x 8'10" (4.84 x 2.70)
- Bedroom 5 8'10" x 6'10" (2.70 x 2.10)
- Bedroom 6 18'5" x 11'1" (5.63 x 3.40)

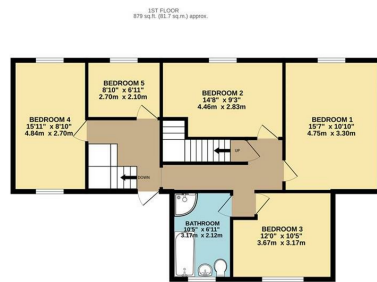
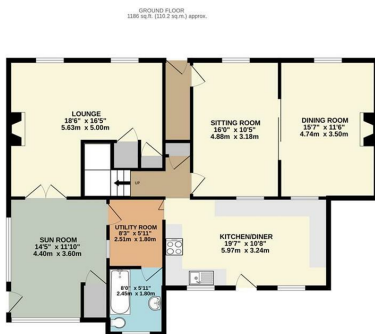
Agent Note

Parking: off street parking is available with this property via a shared driveway and garage.

Heating & Hot Water: the property is heated by an energy-efficient ground source heat pump, with hot water partially supplied via solar panels which are owned outright and the heat pump.

Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

This property is being sold as part of a probate estate, for which probate has been applied for and granted. As a result, the vendors have limited personal knowledge of the property and its history. Buyers are therefore encouraged to rely on their own inspections and enquiries when considering the purchase.



TOTAL FLOOR AREA: 2271 sq.ft. (211.0 sq.m.) approx.

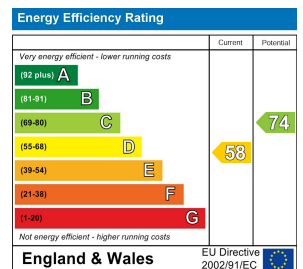
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Graph

Tenure: Freehold



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