



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



Penmon Dalton Lane

£525,000

Halsham HU12 0DG



Tucked away in the picturesque setting of Dalton Lane, this charming detached house presents a unique opportunity for those seeking a true countryside retreat. The delightful cottage exterior conceals a real Tardis inside, with the property boasting spacious reception rooms along with three well-proportioned bedrooms (which could easily be converted to four) and two bathrooms, making it ideal for families or those who enjoy hosting guests.

With plenty of parking available, along with outbuildings and garages offering ample storage space for gardening tools, outdoor equipment, classic cars or hobbies, the property is perfectly equipped for a range of country pursuits.

One of the standout features of this residence is its own private lake set amongst mature gardens. The lake, stocked with fish and frequented by local wildlife, provides a serene backdrop for leisurely afternoons and outdoor entertaining. For those seeking alternative uses, there is also potential (subject to any necessary permissions) to fill in the lake area to create a paddock — ideal for equestrian interests or additional outdoor space.

The surrounding countryside enhances the tranquil atmosphere, making it a perfect escape from the hustle and bustle of city life. Imagine waking up, enjoying breakfast on the balcony, and spending the day fishing in the sun or relaxing with evening drinks on the banks of your own private lake.

Situated in a sought-after location where properties rarely come to market, this home represents a rare find. Whether you are looking for a peaceful retreat or a family home with character, this property is sure to impress and must be seen to be appreciated. Do not miss the chance to make this idyllic setting your own.





The property is approached via a gravelled driveway providing off street parking and access to the adjoining garage along with a further double garage set at the boundary - providing plenty of useful storage space. A front entrance door opens to a small porch with a further door leading into the hallway with stairs to the first floor.

A corridor leads through to an open plan lounge diner with solid fuel stove, glazed double doors then open to a conservatory with doors out to the rear garden. To the rear of the property is an open plan kitchen with cream fitted units, range cooker and ample space for a kitchen table. A lobby leads through to a rear entrance porch/utility space with a walk-in store room and access into the garage. A double bedroom with fitted storage and adjoining shower room complete the ground floor.

To the first floor is a central landing which gives access to a double bedroom with built-in wardrobes, bathroom with four piece suite and a further bedroom with useful seating/study space (could easily be split and turned into a fourth bedroom if required) with glazed double doors opening onto a large rear balcony facing out over the garden with railings and external staircase.

Stepping out at the rear is a paved patio area with small greenhouse and wrap around laid to lawn garden, this continues through to a further area of garden with mature shrubbery and a traditional brick built outbuilding/workshop with adjoining storage barn. A five bar gate gives access through to the lake where a pathway traverses the banks,

winding its way around the edge of the lake with various scenic seating spots, including summerhouse with patio area on the bank of the lake that offers an idyllic spot to relax and bask in the wildlife and tranquillity of your own private escape.

Porch/Hallway

Lounge Diner

30'10" x 13'11" (9.40 x 4.25)

Conservatory

10'11" x 11'5" (3.35 x 3.50)

Kitchen

18'6" x 18'10" max (5.65 x 5.75 max)

Rear Porch/Utility Space

Garage

18'4" x 10'2" (5.60 x 3.10)

Bedroom One

15'10" x 10'0" (4.85 x 3.05)

Shower Room

9'10" x 5'8" (3.00 x 1.75)

Landing

12'1" x 8'6" (3.70 x 2.60)

Bedroom Two

18'0" x 10'0" (5.50 x 3.05)

Bedroom Three

8'6" x 14'1" (2.60 x 4.30)

Study

9'2" x 10'9" (2.80 x 3.30)

Bathroom

5'6" x 11'11" (1.70 x 3.65)

Agent Note

Parking: off street parking is available with this property.

Heating & Hot Water: both are provided by a oil fired boiler.

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

Council tax band F.

The property is fuelled by a private oil tank and drainage is by way of a septic tank.



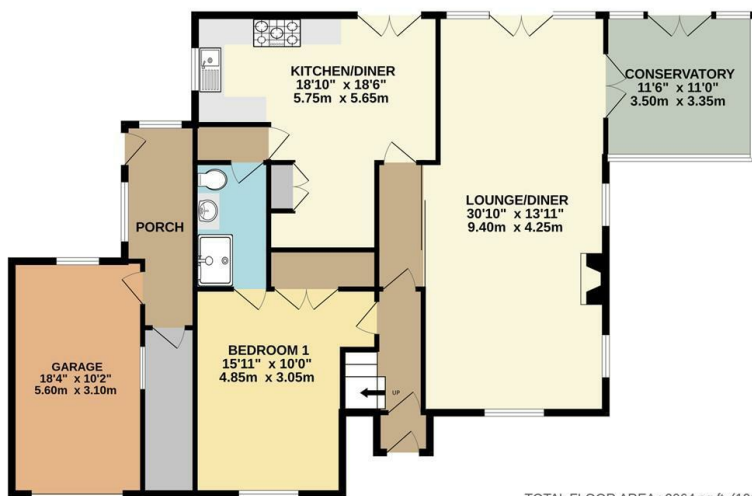


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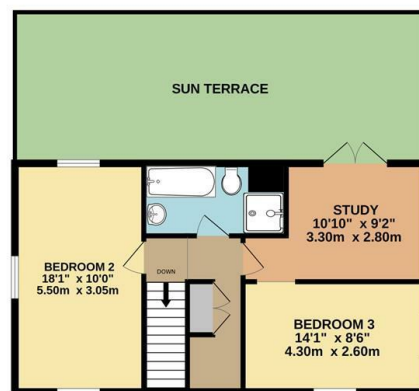
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GROUND FLOOR
1504 sq.ft. (139.7 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 2064 sq.ft. (191.8 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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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