



Court House, Main Road, Sproatley, Hull, East Yorkshire, HU11 4GB



**FINE &
COUNTRY**

AN ELEGANT GRADE II LISTED VICTORIAN HOME WITH OVER TWO ACRES AND PANORAMIC COUNTRYSIDE VIEWS



Set on the edge of the village with over two acres of grounds, this impressive Grade II Listed early Victorian home combines beautiful period features with the comforts of modern family living. Designed in the Georgian style by the renowned architect Henry F. Lockwood, the property was originally built as a police station and courthouse. It has been carefully improved over the years to create a stylish and welcoming home while preserving its rich history and character. With a detached former coach house, flexible additional accommodation and stunning open views, this is a rare opportunity to own a truly special property.

From the Agent's Perspective

This is a home that makes a lasting impression from the moment you arrive. Standing in a wonderful position on the edge of the village, the property enjoys panoramic views across the surrounding countryside while offering generous space both inside and out. Considerable investment has created a high-quality family home that blends period elegance with practical modern living.

The beautifully presented interior is full of character, with spacious rooms, high ceilings and many original features that reflect the property's history. Every room has been thoughtfully finished, creating a home that is ready to move into and enjoy. The photographs provide a glimpse of what is on offer, but a viewing is the best way to appreciate the quality, space and attention to detail throughout.

Outside, the grounds extend to over two acres, with a paddock wrapping around the property. Whether you have equestrian interests, enjoy gardening or simply want plenty of outdoor space for family life, the setting offers endless possibilities.





The detached former coach house is another excellent feature, with versatile accommodation above that could suit a range of needs. It provides an ideal place to work from home, a comfortable space for visiting family and friends or, subject to any necessary permissions, the opportunity to create an annexe.

Properties of this quality, history and setting are rarely available. Offering space, flexibility and beautiful surroundings, this exceptional home comes highly recommended.

Agent's Note

We are advised that there is a restrictive covenant stating "can only be used as an agricultural garden or amenity land with the house, a building cannot be erected without written consent and must be fenced to retain stock". We also understand that electricity cables run across the field.

Tenure

The tenure of the property is freehold.



Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer

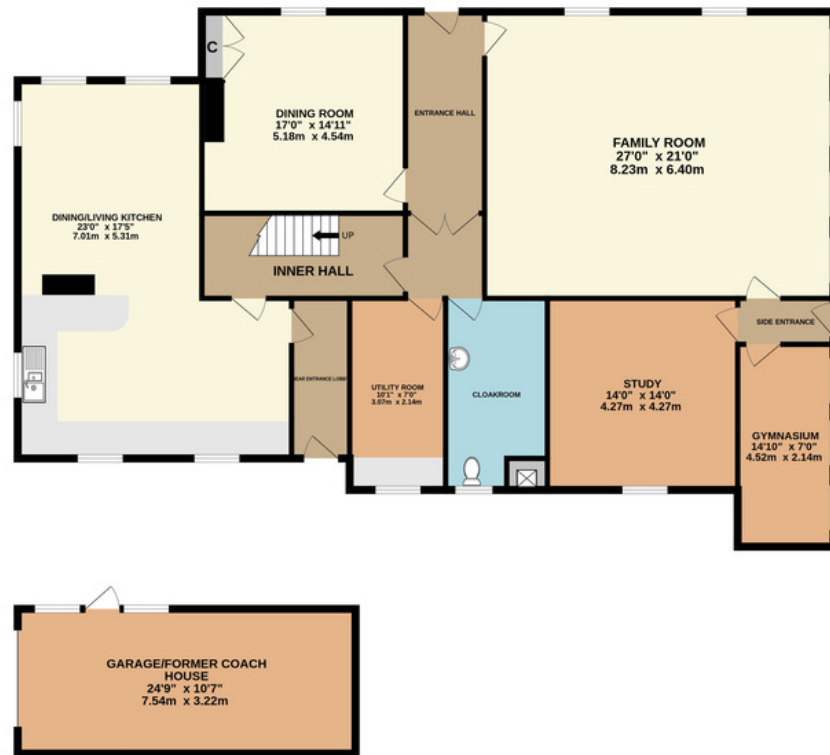
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.





TOTAL FLOOR AREA : 3753 sq.ft. (348.6 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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

