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Please contact our Our House Estate Agents Office on 01964 532121 if you wish to arrange a viewing appointment for this property or require further information.

Viewings

EU Directive 2002/91/EC

England & Wales

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	



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Hazyland Wakefield Lane, Hull, HU12 0AU
£550,000

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A rare find that offers rural living, modern comforts, and an eco-conscious lifestyle — early viewing is highly recommended.

EPC: Awaited
Council Tax: F
Tenure: Freehold

Entirely off the grid, this home runs via a combination of solar panels, a wind turbine, and a tailor-made electric generator — allowing you to enjoy complete independence and a more sustainable way of life.

Externally, the grounds are equally impressive. A tranquil pond, paddock areas, and landscaped gardens offer peace and seclusion, while a converted barn provides a versatile hobby room with its own office space and dog pen area— perfect for remote working, creative pursuits or luxury animal housing with its feature electric doors for paddock access. For the car enthusiasts there is a fantastic triple garage with attached workshop area, and ample parking.

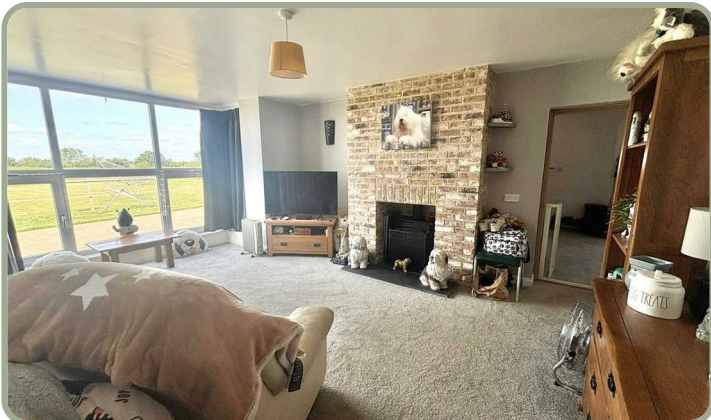
The layout offers a unique twist with one double bedroom accessed via its own staircase, perfect for guests, multi-generational living, or a private workspace. The remaining three bedrooms include a spacious master bedroom, complete with en-suite bathroom and a walk-in dressing area.

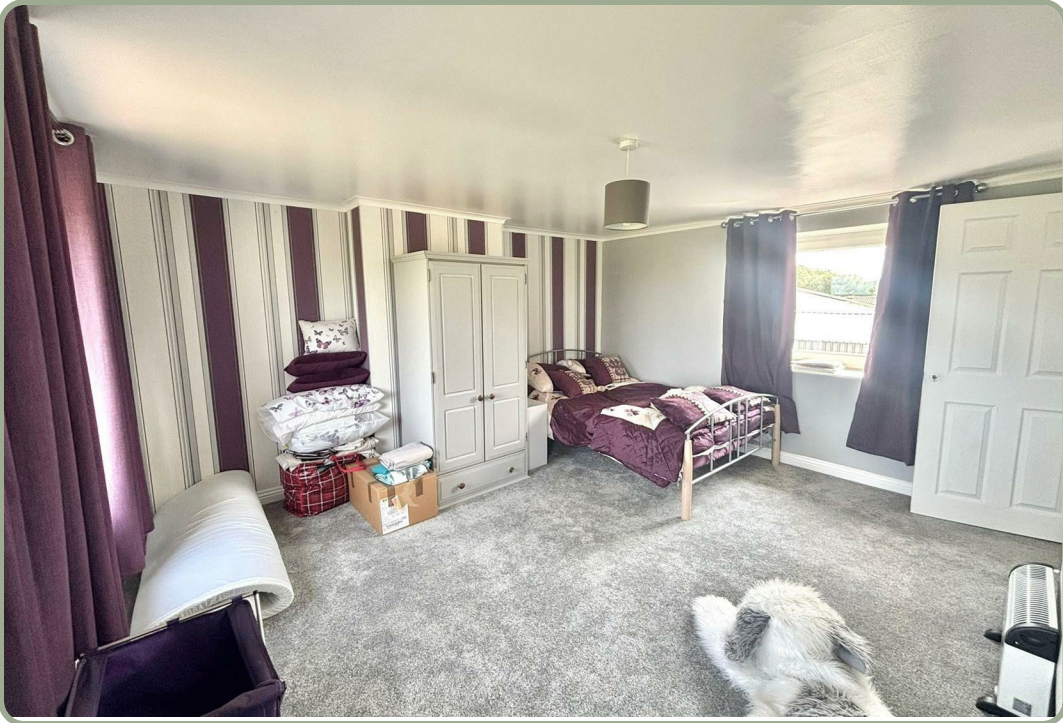
Inside, the home features flexible living accommodation with a large, well-appointed dining kitchen that serves as the heart of the home, generous lounge, separate sitting room, and dining room — ideal for family life or entertaining. There is also a large boot/dog room which could lend itself to a multitude of uses.

Welcome to this truly one-of-a-kind, substantial four-bedroom detached home offering a rare opportunity to embrace sustainable living without compromising on comfort or space. Set within approximately 4.5 acres of picturesque grounds, this well presented property combines character, practicality, and privacy in equal measure.

A Unique Off-Grid Retreat Set in approx 4.5 Acres

• Unique Rural Property • 4.5 Acre Plot • Off Grid Living • Extensive Outbuildings • Substantial Pond • Versatile living space ideal for multigenerational living





Entrance Hall
Entrance door and tiled flooring.

Lounge
Windows to front and side, fireplace with log burner, radiator and tiled flooring.

Dining Room
21'3" x 18'8"
Window to side, staircase to first floor, tiled flooring and radiator.

Breakfast Kitchen
38'5" x 14'9"
One window to the side of property and four rear facing windows and doors to rear. A range of fitted wall & base units with complimentary work surfaces, one and a half bowl sink unit and breakfast bar. Also including space for range style electric oven, dishwasher and American style fridge freezer. Aircon/ heater unit.

Utility
18'4" x 19'0"
Window and doors to the side, space for dryer and wash machine, tiled floors and aircon/ heater unit.

Shower Room
10'9" x 6'5"
Window to front, hand wash basin, step in shower, W.C, extractor fan, tiled flooring and radiator.

Sitting Room
17'10" x 15'1"
Window to the front, staircase with under stairs cupboard and fireplace with log burner.

Pantry area/ Office
10'11" x 6'10" 10'11" x .278'10"
This area of the property is split into two.

Rear Hall
Window to the front and door to the rear, door to garage and tiled floor.

First Floor Landing to Bedroom 3
Carpeted with a window to the rear.

Bedroom 3
14'0" x 12'0"
Two windows to the front and window to rear, cupboard housing hot water tank, carpet.

First Floor Landing
Window to the side of the property and loft access.

Master Bedroom
15'11" x 14'11"
Windows to front and side, carpet.

En-Suite
7'5" x 7'4"
Window to rear, hand wash basin with storage under, panelled bath with shower over, W.C, heated towel rails and under floor heating, tiled walls and flooring.

Dressing Room
7'5" x 7'4"
Window to front.

Bedroom 2
15'7" x 9'2"
Windows to side and rear, carpet.

Bedroom 4
9'5" x 7'3"
Window to side, carpet.

Bathroom
7'9" x 4'8"
Hand wash basin, step in shower, W.C, extractor fan.

Triple Garage/ Workshop
28'6" x 21'4"
Attached with up and over electric roller doors, power and light points.

Hobby Room/ Dog Pen
36'2" x 19'3"

Back Office of Hobby Room
12'7" x 19'5"



