



Easenby Farm, Greenstiles Lane, Swanland, HU14 3NH

FINE & COUNTRY

EASENBY FARM IS A FINE VICTORIAN HOME UPDATED TO MEET MODERN STANDARDS, STANDING IN GROUNDS OF AROUND 2.4 ACRES.



The gardens are beautifully laid out, with a wide mix of trees, a summer house overlooking a large pond, and a 1.4 acre paddock. Inside, the house offers approximately 4000 sq ft of versatile space across two floors, with six reception rooms, five double bedrooms and four bathrooms. Every room feels light and generous, with excellent flow for family life and entertaining. With a double garage, plentiful parking, and an impressive setting, this is a home that balances heritage with comfort.

From the agent's perspective
From the moment you arrive at Easenby Farm, there's a clear sense that this is a home where care and attention have gone into every detail.

The property holds an excellent position on Greenstyles Lane, set back with a wide frontage and a sweeping drive leading to a substantial double garage.

The plot itself stretches to about 2.4 acres and has been laid out to create both beauty and function. There are countless specimen trees and shrubs, open lawns, and a summer house that enjoys a fine view across the large pond.

For those who like extra outdoor space, there is also a 1.4 acre paddock.

Step inside, and the accommodation flows around a large central reception hall.

This space sets the tone, with double doors leading into the main living room where a bay window frames the terrace and gardens beyond.





From here, further double doors open into a striking dining kitchen, measuring an impressive 40' x 17'.

The kitchen itself is designed around a large island unit and comes with quality integrated appliances. Roof lights and French doors add natural light, making the space a welcoming hub for both everyday living and larger gatherings.

Practicality hasn't been overlooked either. Off the kitchen, you'll find a separate utility and a downstairs cloakroom. To the north side of the house, the layout branches into more versatile reception rooms.

A formal dining room leads down into a TV room, which then connects to a garden room. This particular room is a real highlight, with its lantern skylight and two sets of French doors opening onto a sunny, south-facing aspect.

Upstairs, the design continues to impress. The master bedroom comes with a full en-suite bathroom and its own walk-in dressing room.



Two further bedrooms have en-suites of their own, while bedrooms four and five share a spacious family bathroom. Each of the bedrooms is a proper double, offering comfort and flexibility for family, guests, or home working.

What makes Easenby Farm stand out is not just the amount of space on offer, but the way it has been thoughtfully arranged. The blend of period character with modern fittings works seamlessly, and the whole house feels both elegant and comfortable.

For families, for entertaining, or simply for those who want to enjoy a well-presented home with generous land, this property is a rare opportunity.

.In over twenty years of visiting homes in the area, it is genuinely one of the most impressive properties I have had the pleasure of representing.

Tenure

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 -.*

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.

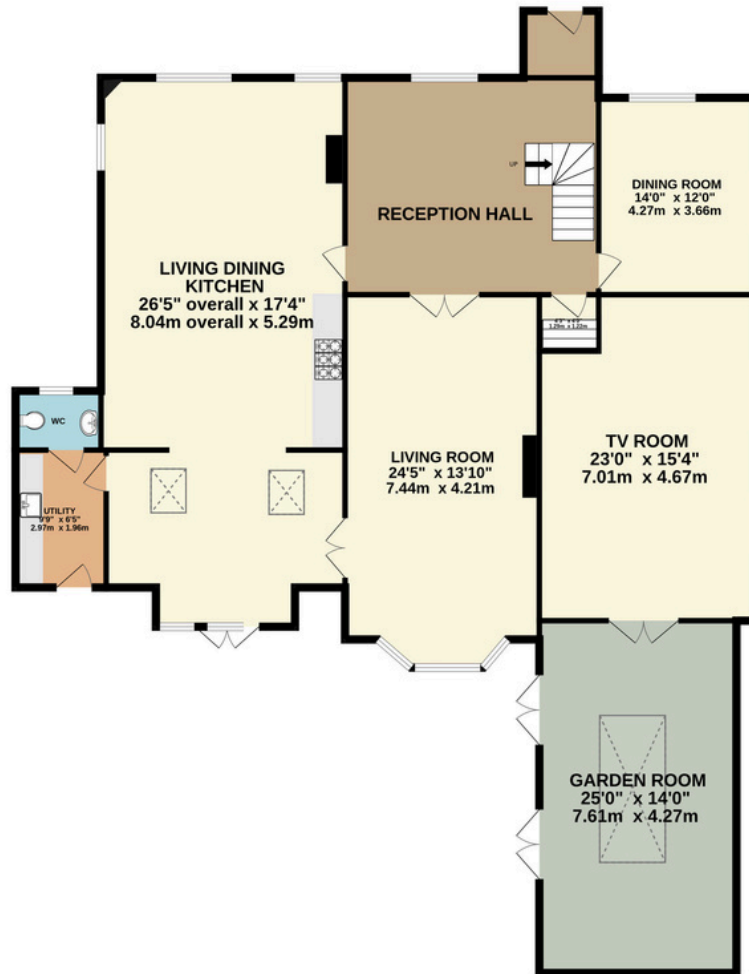
Viewings

Strictly by appointment with the sole agents.

Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.





GREENSTILES LANE, SWANLAND, HU14 3NH

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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

