



**MANOR FARM BYDALES LANE
WINESTEAD**

£2,000 PCM

BOND £2,000

Manor Farm offers a unique opportunity to enjoy country living on a larger scale, with generous accommodation and extensive outdoor space creating an ideal environment for family life. The combination of a substantial home, versatile living areas and approximately three acres of land makes this a truly exceptional rental opportunity in the East Yorkshire countryside.

**FRANK HILL
& SON**

Est. 1924



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A rare opportunity to rent a substantial detached family home set within approximately three acres of grassland in the peaceful rural village of Winestead.

Occupying a generous plot along the sought-after Bydales Lane, Manor Farm offers spacious and versatile accommodation throughout, making it an ideal home for growing families seeking countryside living without compromising on space. The property enjoys an attractive rural setting with extensive outdoor areas, whilst remaining within easy reach of local amenities and transport links.

The accommodation briefly comprises a welcoming entrance hall, well-appointed kitchen, multiple reception rooms offering flexibility for modern family life, two bathrooms and five bedrooms. The generous ground floor layout provides a variety of living spaces, ideal for family rooms, home offices, playrooms or formal entertaining areas.

Externally, the property truly comes into its own. Surrounded by approximately three acres of grassland, Manor Farm offers an exceptional amount of outdoor space rarely found within the rental market. Whether used for family recreation, children's activities, gardening or simply enjoying the peace and privacy of a rural setting, the grounds provide endless possibilities and a wonderful extension of the living accommodation.

Situated within the charming village of Winestead, the property benefits from a tranquil countryside setting whilst remaining conveniently located for access to Patrington, Withernsea, Hedon and Hull.

Properties of this size, character and setting are seldom available to rent, and early viewing is highly recommended.

Entrance Hall

7'6" x 15'0" (2.300 x 4.580)

Stone floor, white arched front door, staircase leading to the upstairs

Living room 1

15'0" x 16'8" (4.593 x 5.091)

Carpeted living room, fireplace, window overlooking the front

Living room 2

14'9" x 18'9" (4.516 x 5.733)

Second living room, carpeted floor, large window overlooking the front, fireplace, storage cupboard

Dining room

14'10" x 13'6" (4.527 x 4.129)

Carpeted floor, fireplace, windows overlooking the front, storage cupboard

Sun room

20'5" x 14'4" (6.242 x 4.389)

Painted concrete floor, patio doors

Bathroom

28'2" x 3'6" (8.60 x 1.092)

Tiled floor, shower, toilet, built in sink, small window overlooking the side

Storage cupboard

4'3" x 6'1" (1.305 x 1.876)

Large storage room just off the sun room, tiled floor

Hallway

19'1" x 3'9" (5.818 x 1.152)

Stone floor, leading to the kitchen and sun room.



Kitchen

24'0" x 11'1" (7.329 x 3.383)

Natural stone floor, built in sink and work tops, window above the sink overlooking the front, built in pantry

Bedroom 1

11'1" x 15'5" (3.393 x 4.716)

Carpeted floor, two large windows, dark teal coloured walls

Bathroom

7'8" x 8'3" (2.358 x 2.537)

Linoleum flooring, toilet, bath with overhead shower and shower screen, patterned wet walling around the bath and above the sink, large privacy window

Bedroom 2

13'4" x 14'10" (4.077 x 4.522)

Carpeted bedroom, light teal coloured walls, two storage cupboards, adjoining room with stairs in between.

Bedroom 3

15'1" x 19'0" (4.609 x 5.802)

Bedroom up the adjoining stairs, carpeted floor, darker green painted walls, large window overlooking the garden.

Bedroom 4

15'0" x 16'4" (4.588 x 4.980)

Carpeted floor, blue painted walls, window overlooking the garden

Master Bedroom

21'2" x 14'6" (6.464 x 4.436)

Carpeted floors, blue coloured painted walls, large walk in closet and en suite bathroom.

En suite

15'2" x 4'4" (4.635 x 1.322)

linoleum floor, shower, sink, toilet, wet walling around the shower and above the built in sink.

Outside

Total plot size of approx 3-acres including house and other buildings, split into 2 grass paddocks on either side of an off-road track to the property from Winestead Road.

Additional Information**COUNCIL TAX/BUSINESS RATES**

Band - F

ENERGY PERFORMANCE CERTIFICATE

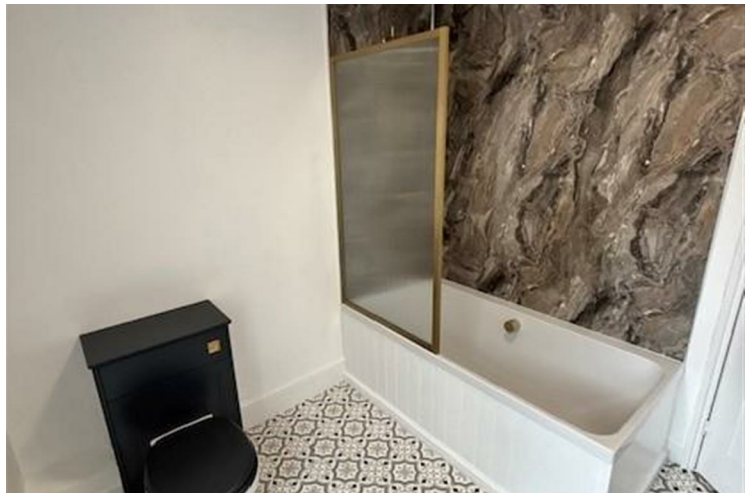
EPC rating - E

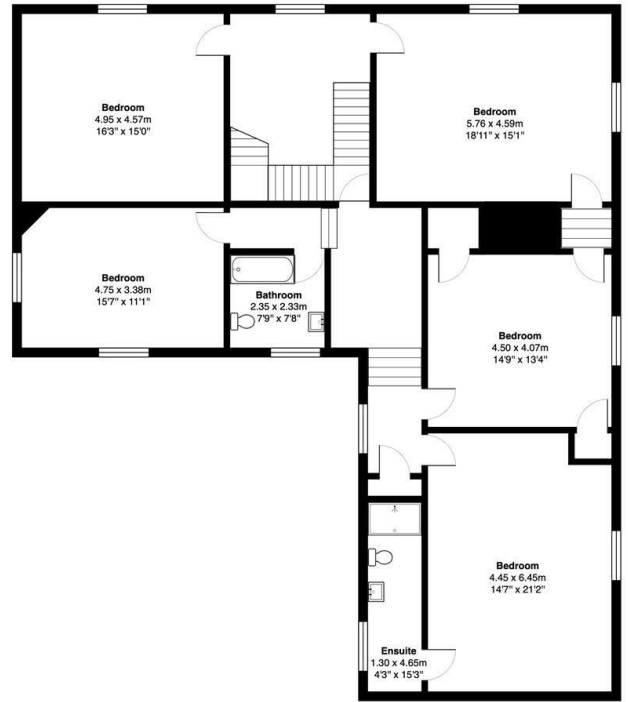
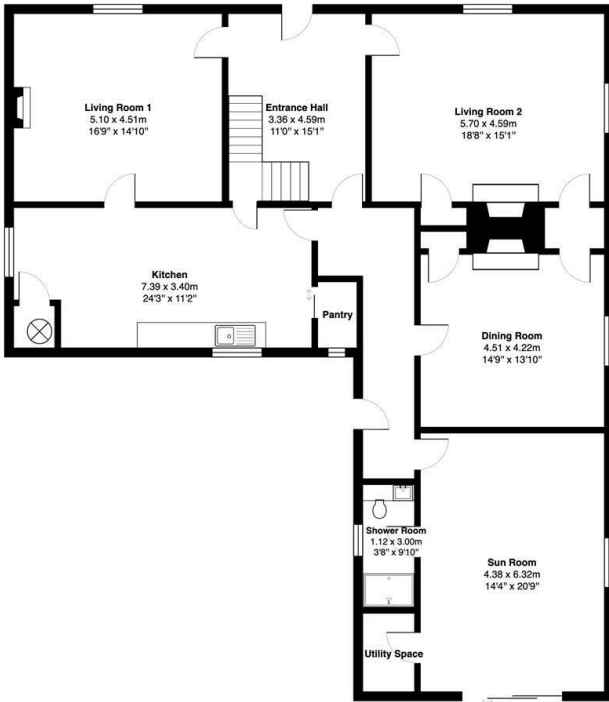
SERVICES

Mains water and electric. Heating via oil boiler

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for guidance only. The equipment is susceptible to variations caused by factors such as temperature; variations of +/- 5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.

VIEWINGS ORGANISED ONCE A COMPLETED APPLICATION FORM IS RECEIVED



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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