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Limb
MOVING HOME









Rowley Manor, Rowley Road, Little Weighton, East Yorkshire, HU20 3XR

- Historic Country Estate
- Former Hotel
- Beautiful 4 Acre Grounds
- Freehold
- Exceptional Potential
- 16 Beds + Cottage
- Delightful Location
- EPC Exempt

£1,750,000

INTRODUCTION



A RARE OPPORTUNITY TO ACQUIRE A MAGNIFICENT GRADE II LISTED GEORGIAN COUNTRY HOUSE, WITH EXCEPTIONAL POTENTIAL FOR RESTORATION, HOSPITALITY, OR ALTERNATIVE USES.

Rowley Manor stands within approximately 4 acres of beautiful grounds and offering over 13,000 sq. ft. of accommodation in a truly beautiful setting.

Formerly operated as a country house hotel and wedding venue, Rowley Manor presents an outstanding opportunity for a purchaser with vision to restore this remarkable property to its former glory. Whether as a prestigious private country residence, a boutique hotel, an exclusive wedding and events venue or for an alternative use. The possibilities are considerable, subject to all necessary planning and statutory consents.

Approached along a delightful tree-lined driveway, passing the picturesque St Peter's Church, the property enjoys a wonderful rural setting surrounded by open countryside, yet remains conveniently placed for Beverley, Cottingham, Hull and the wider motorway network.

KEY FEATURES

- Magnificent Grade II Listed Georgian Country House
- Approximately 13,162 Sq. Ft. of Accommodation
- Set Within Approximately 4 Acres of Grounds
- Former 16-Bedroom Country House Hotel
- Adjacent Two-Bedroom Cottage
- Impressive Reception and Function Rooms
- Beautiful Rural Setting with Sweeping Driveway
- Considerable Scope for Restoration and Reconfiguration
- Potential for Residential, Hospitality or Alternative Uses (STP)
- Rare Opportunity to Acquire a Landmark East Yorkshire Country Estate

HISTORY


Historical Photo

This fine Georgian Grade II listed building, built in the early 1800's, was the rectory to St. Peters Church, Rowley. There is said to have been a church at the site since 1150 AD. There are many important surviving features including the early 18th century staircase, panelling, fireplaces, and decorative joinery.

Rev, Ezekiel Rodgers reputedly built the original rectory in 1621. In 1638, the Rector, along with about twenty of his parishioners and their families, set sail for the Americas from Hull on board the 'John'. They eventually set up the Settlement of Rowley in Massachusetts, U.S.A.

Rowley, Massachusetts is now a town of some size and the townsfolk celebrated their 385th anniversary in 2024. There are still strong links between the two settlements.

Rowley Manor remained the parish rectory until 1928 when the local shipping magnate Mr. Thomas Filmer-Wilson purchased the estate. His family owned the famous Hull based shipping fleet of the Ellerman-Wilson line.

During his ownership, Mr. Filmer-Wilson modernised the house and installed the beautiful pine panelling in the study, carved by the renowned Grinling Gibbons. The property was converted into a hotel in 1970 after the death of Mr. Filmer-Wilson.

ACCOMMODATION



The ground floor provides an impressive arrangement of reception and entertaining rooms, including a reception hall, oak room, bar, dining room and substantial function room, together with extensive kitchens, and service areas. The adjacent two-bedroom cottage provides further accommodation, potentially suitable for wellness space, family, guests or management, subject to the relevant permissions and lawful use.

The upper floors have most recently provided hotel bedroom accommodation, of varying sizes, many with en-suite facilities. Overall, the accommodation extends to approximately 13,162 sq. ft. (internal) and is depicted on the attached floorplan.

GROUNDS & OUTBUILDINGS

The Manor stands within approximately 4 acres of established grounds, including the long approaching driveway, the remainder incorporating sweeping lawns, mature trees and attractive open views across the surrounding paddocks and countryside. The grounds have formerly included a croquet lawn and recreational spaces, much of which enjoys a southerly aspect.

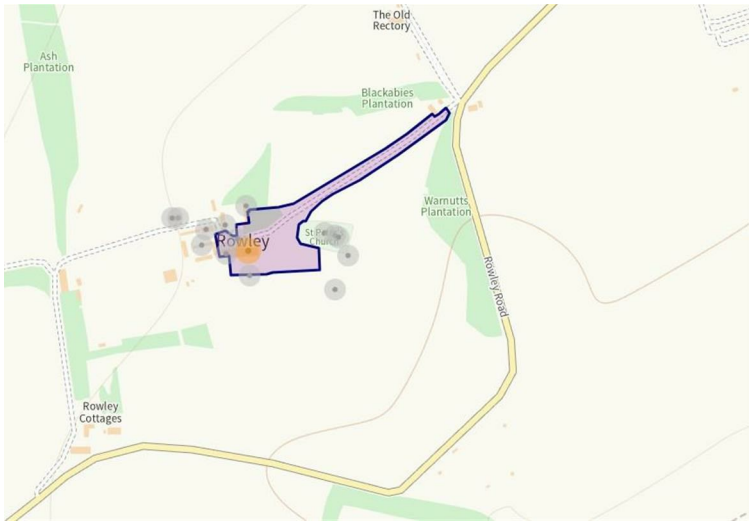
There is also a large barn/garage providing useful storage facilities.

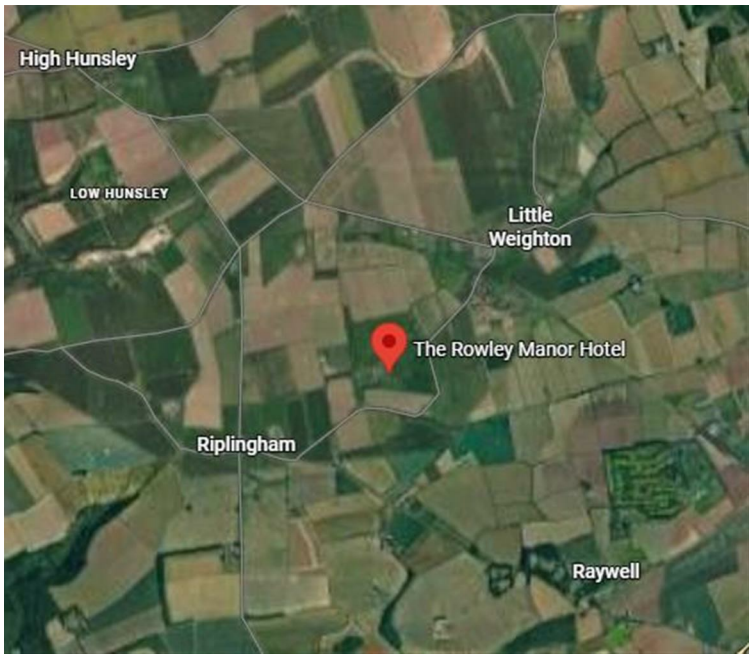




LOCATION

The property enjoys an idyllic rural setting in beautiful countryside, just outside the small village of Little Weighton, surrounded by a variety of other villages with the larger conurbation of Cottingham nearby and the historic market town of Beverley some 6 miles away. Good access links are available to Hull and the A63/M62 motorway network. The property is also well placed for striking out to the coast and the North Yorkshire moors. Railway connections are located in Beverley, Cottingham, Hull, and Brough.





EXTRAORDINARY OPPORTUNITY



Having ceased trading as a hotel, the property is now vacant and requires a comprehensive programme of refurbishment.

Its scale, character and setting offer a rare opportunity to explore a variety of potential futures, including:
• Private Country Residence: Restoration to a substantial and highly prestigious family home.

• Boutique Hotel: Reinstatement of its former hospitality use, potentially incorporating leisure or wellness facilities.

• Exclusive Wedding and Events Venue: Re-establishment of its previous function and hospitality facilities.

• Alternative Uses: Potential conversion or adaptation for other residential, specialist or commercial purposes.

All potential uses and alterations are subject to the necessary planning permissions, listed building consents, licensing requirements and other statutory approvals. No representation is made that any proposed use will be permitted. The property currently has a C1 use description. The owners will consider an offer which is subject to permission for a change in use.

TENURE, DISPOSAL & ENQUIRIES

The vendors are prepared to sell the freehold property with vacant possession granted upon completion, or potentially a sale of the shares in the property-owning company. Any share transaction would be subject to confirmation of the relevant liabilities, tax position, VAT, and legal due diligence which we would recommend interested parties seek.

The property is offered now with vacant possession following cessation of hotel trading, and it requires a comprehensive programme of refurbishment. No assurance is given that former hotel, alcohol, or civil ceremony licences remain valid or transferable.

The exact land included, title boundaries, rights and acreage should be verified against the current registered title and an accurate site survey.

Planning and listed building consents may be required for changes of use and works affecting the historic fabric. Buyers should obtain their own professional advice concerning planning potential, heritage, condition, services, and any transaction taxes.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale subject to all existing rights of way, easements, wayleaves, and other rights or obligations, whether referred to in these particulars or not.

Prospective purchasers should satisfy themselves, through their legal advisers, as to the nature and extent of any such rights or obligations affecting the property, including rights relating to access, drainage, utilities, and services.

Details of any known rights affecting the property will be made available through the legal documentation, where applicable.

The property is approached across a stunning sweeping driveway, leading from the highway, which whilst part of the demise of Rowley Manor, gives rights of access to persons visiting the church, a small cluster of neighbouring properties and for access to the abutting land.

There is also a long lease of 999 years from 1975 in existence over a small parcel of land (next to the church) in favour of persons visiting the church.

SERVICES

Mains electricity and water are connected.
Drainage by way of drainage tank
Heating:
- Combination of radiators and electric supplementary heating.
- Previous L.P.G. and oil systems installed (tanks still in situ) but boiler now removed.

RATEABLE VALUE

The current rateable value from 1st April 2026 is £25,250. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

AGENTS NOTE

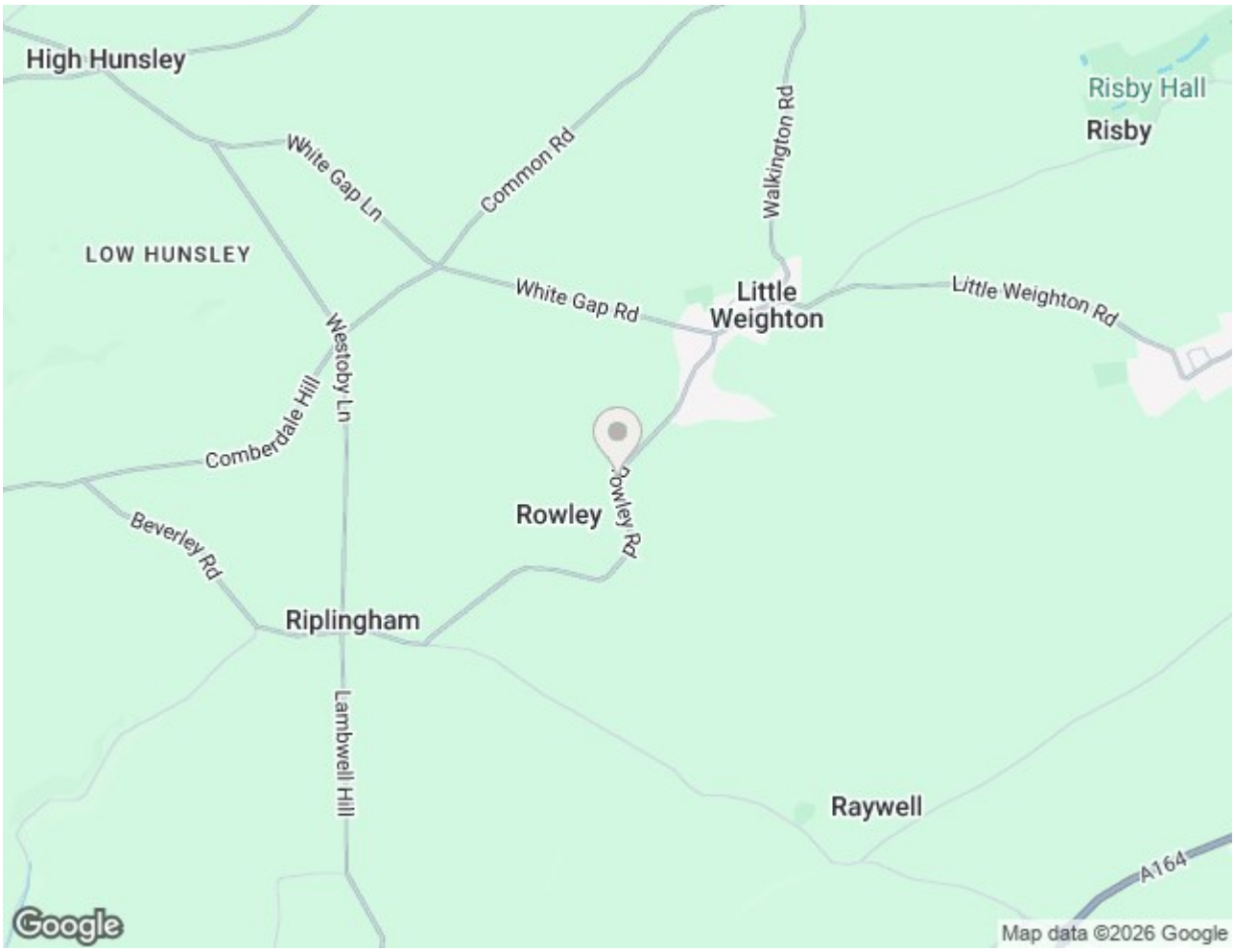
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
(iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

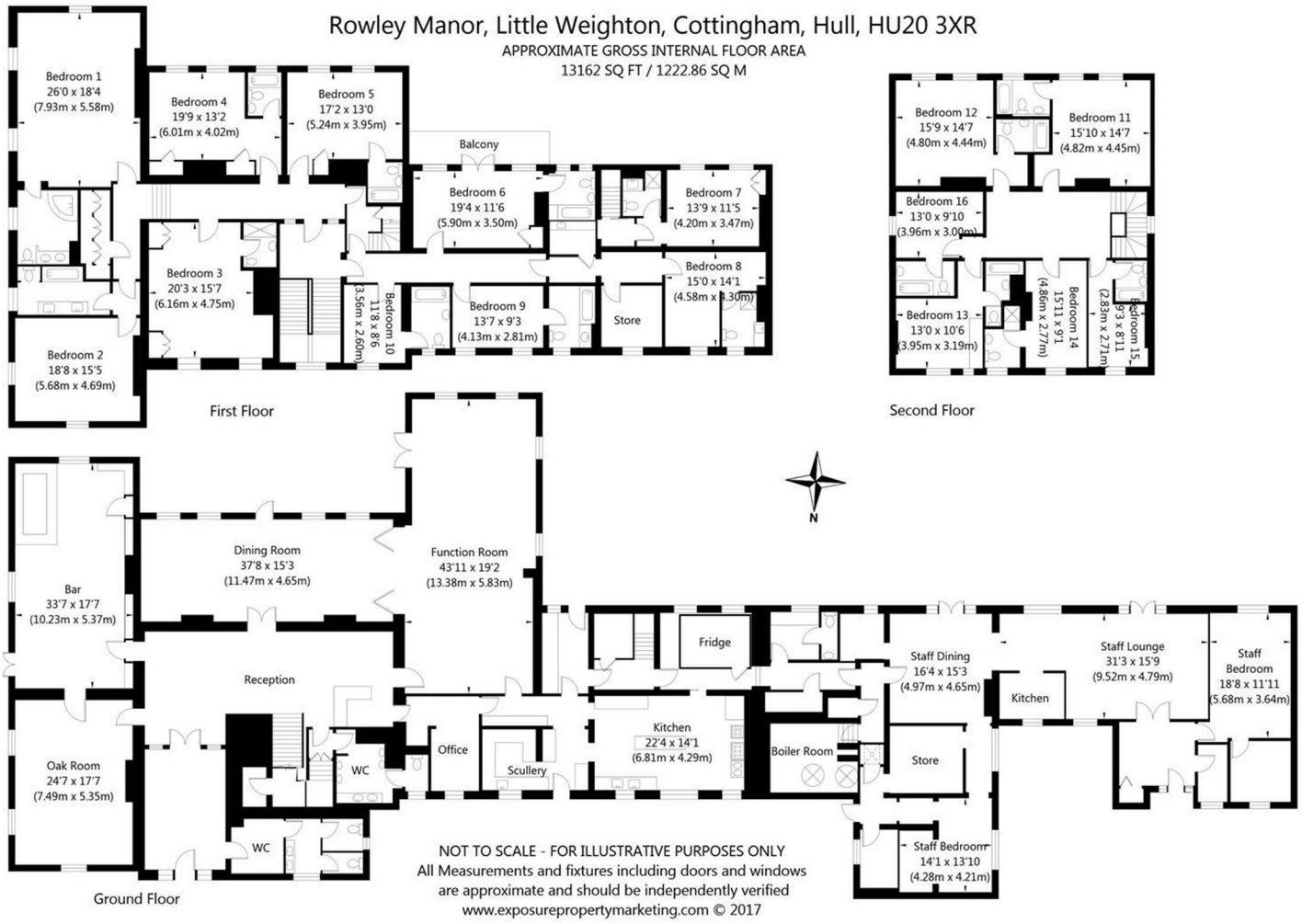
PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

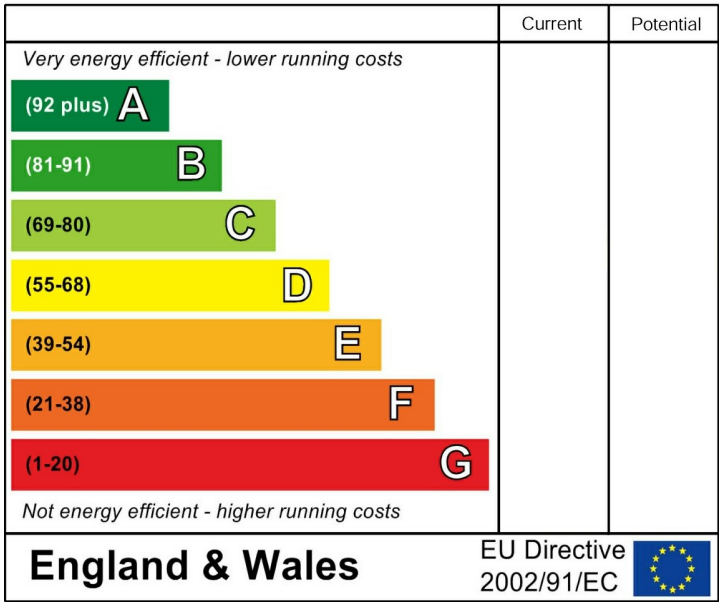
VIEWING & FURTHER INFORMATION

Strictly by prior appointment through Limb Estate Agents. Welton Road, Brough, East Yorkshire HU15 1AF.
Telephone 01482 669982. Email info@limbestateagents.co.uk. Website limbestateagents.co.uk.




Rowley Manor, Little Weighton, Cottingham, Hull, HU20 3XR
APPROXIMATE GROSS INTERNAL FLOOR AREA
13162 SQ FT / 1222.86 SQ M
Bedroom 1
26'0 x 18'4
(7.93m x 5.58m)
Bedroom 4
19'9 x 13'2
(6.01m x 4.02m)
Bedroom 5
17'2 x 13'0
(5.24m x 3.95m)
Balcony
Bedroom 6
19'4 x 11'6
(5.90m x 3.50m)
Bedroom 7
13'9 x 11'5
(4.20m x 3.47m)
Bedroom 3
20'3 x 15'7
(6.16m x 4.75m)
Bedroom 10
11'8 x 8'6
(3.56m x 2.60m)
Bedroom 9
13'7 x 9'3
(4.13m x 2.81m)
Store
Bedroom 8
15'0 x 14'1
(4.58m x 4.30m)
Bedroom 2
18'8 x 15'5
(5.68m x 4.69m)
First Floor
Bedroom 12
15'9 x 14'7
(4.80m x 4.44m)
Bedroom 11
15'10 x 14'7
(4.82m x 4.45m)
Bedroom 16
13'0 x 9'10
(3.96m x 3.00m)
Bedroom 13
13'0 x 10'6
(3.95m x 3.19m)
Bedroom 14
15'11 x 9'1
(4.86m x 2.77m)
Bedroom 15
9'3 x 8'11
(2.83m x 2.71m)
Second Floor
N
Bar
33'7 x 17'7
(10.23m x 5.37m)
Dining Room
37'8 x 15'3
(11.47m x 4.65m)
Function Room
43'11 x 19'2
(13.38m x 5.83m)
Reception
Oak Room
24'7 x 17'7
(7.49m x 5.35m)
WC
WC
Office
Scullery
Kitchen
22'4 x 14'1
(6.81m x 4.29m)
Fridge
Boiler Room
Staff Dining
16'4 x 15'3
(4.97m x 4.65m)
Store
Kitchen
Staff Lounge
31'3 x 15'9
(9.52m x 4.79m)
Staff
Bedroom
18'8 x 11'11
(5.68m x 3.64m)
Staff Bedroom
14'1 x 13'10
(4.28m x 4.21m)
Ground Floor
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified
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Energy Efficiency Rating



Environmental Impact (CO_2) Rating

