



Grange Farm, Westfield Road, Eppleworth, Cottingham, East
Yorkshire, HU16 5YJ



- **Period House, Land & Outbuildings**
- **Suitable for Equestrian Pursuits**
- **Woodland Tree Belt**

- **Grade II Listed House**
- **Former Horticultural Nursery**
- **Tranquil Rural Setting**

- **Set in c.4.60 Acres**
- **Grass Paddock Land**
- **Excellent Opportunity**

Countryside living in a tranquil yet convenient location positioned west of the city of Kingston Upon Hull and having excellent communication links via the A164 to the Humber Bridge/A63 motorway link and to the north, the ever increasing popular Market Town of Beverley.

An opportunity to acquire one half of this Grade II Listed Georgian property enjoying a delightful rural setting just outside of the village of Cottingham, reputed to be England's largest village. The property stands in approximately 4.60 acres to include paddocks, gardens, grounds and garages, workshop, poll barns and greenhouses, having previously operated as a horticultural nursery. The dwelling offers four bedrooms, two bathrooms/shower rooms, three reception rooms and living kitchen extending to provide over 1900 ft² of accommodation. This is a traditional house with character and retaining many original features including beamed ceilings, cornices, fireplaces, as well as having a cellar. The property is likely to be interest to the equestrian minded purchaser or commercial nursery grower with imagination to adapt this property to suit ones individual style and taste whilst keeping within its Listed status as a classical Georgian house.

Guide Price £425,000



Location

Grange Farm is conveniently located approximately 1 mile west of the village of Cottingham, 5 miles west of Hull and 6 miles south of the popular Market town of Beverley. The property occupies an elevated position on a south facing dale located in open countryside, set back from Westfield Road which continues to Raywell and South Cave beyond,. The house and buildings are approached over a private drive which culminates at the side of the house and garages allowing for parking of multiple vehicles. Additionally there is a separate vehicular right of way and access to the east of a neighbouring property.

Entrance & Cloaks

6'7" x 4'7" (2.02 x 1.41)

Approached through a panel door with glazed window light and having beamed ceiling

Living Kitchen Diner

11'0" x 14'7" + 6'9" x 9'8" (3.36 x 4.45 + 2.07 x 2.95)

Approached from the Entrance Hall, the kitchen has a range of limed effect base, wall and drawer units complimented with granite effect worktops, inset stainless steel sink with mixer tap, with matching central island and breakfast bar. The kitchen includes a four plate electric hob, electric oven/grill and Rayburn solid fuel stove with twin hot plates, single and warming oven which also provides a heating source for hot water.

Walk-in Pantry

5'7" x 18'0" (1.72 x 5.49)

The pantry benefits from base, wall units and cupboards, the pantry also gives access to the house cellar with York stone shelving.

Reception Hall

13'1" x 12'0" (4.01 x 3.66)

Having York stone floor with turned open balustrade staircase, under stairs cupboard and further cloaks cupboard

Lounge

14'0" x 15'0" (4.29 x 4.58)

Having feature an original Georgian cast open fire with tiled hearth and having marble surround and mantel, there are moulded cornices to the ceilings and window giving views over the front lawn.

Dining Room

14'11" x 19'8" (4.55 x 6)

The room boasts a cast ornate fire with tiled hearth and Adam style decorative surround, there are French doors opening to the frontage and again ornate cornice to the ceiling.

First Floor

Main Landing

With built in linen/airing cupboard.

Bedroom One

14'0" x 15'1" (4.27 x 4.62)

This bedroom gives great views to the south and features a cast open grate fire with surround and mantel and has a recessed cupboard.



Bedroom Two

12'4" x 8'11" (3.78 x 2.73)

Approached from the rear landing and giving access to;

En- Suite Shower Room

6'11" x 4'3" (2.13 x 1.31)

Fully tiled with three piece suite including shower cubicle, wash hand basin and low flush W.C.

Bedroom Three

11'3" x 8'0" (3.43 x 2.44)

Having part cambered ceiling.

Bedroom Four

11'3" x 6'8" (3.43 x 2.05)

With cast grate open fire and again part cambered ceiling.

Family Bathroom

4'11" x 8'0" (1.52 x 2.46)

Fully tiled with white three piece suit including panel bath with electric shower over and screen, wash hand basin and low flush W.C.

External

The property is set within approximately 4.60 acres (1.86 hectares), there is a sizable lawn to the frontage and flagged stepped patio adjacent to the house, with a further garden area found to the rear of the property which includes lawn, ornamental plantings and raised planted bed with water feature. The paddock land is situated at the rear and specifically the property includes the following buildings:-

Twin Garage

15'5" x 23'11" (4.7 x 7.3)

Block and pre-fabricated garage/ store with metal profile roof having power and light

Workshop

13'1" x 12'1" (4 x 3.7)

Attached to the garages, breeze block workshop with metal profile roof again with power and light

Propagation Greenhouse

18'0" x 9'10" (5.5 x 3)

With electric supply.

Main Greenhouse

20'4" x 54'1" (6.2 x 16.5)

With electric and water connection.

Timber Pole Barn

27'10" x 77'1" (8.5 x 23.5)

Allowing the opportunity to convert to stabling for those with equestrian needs, presently having earth floors, with metal profile roof, part fibre board cladding and water connection.



Paddocks

There are two blocks of grass which would be suitable for use as paddocks or nursery plantings, these are situated north of the house and comprise of the main block extending to approximately 2.09 aces, with a further block of 0.50 acres west of the Poll Barns. The paddocks can be accessed through the property from the main driveway or there is a vehicular right of way available to the east of neighbouring property leading from the Westfield Road.

Services

The property is connected to mains electricity and water, with foul drainage to a Klargestert treatment plant.

Fixtures & Fittings

Only those fixtures and fittings specifically detailed within the sales particulars are available as part of the property.

Outgoings

From internet enquiries with the valuation website, the property has been placed in Band D for Council Tax purposes. The local authority reference number is SKD024025000. Prospective purchasers should check this information before making any commitments to purchase the property.

Tenure

The tenure of the property, we are given to understand is freehold with vacant possession, however this point should be verified or otherwise by solicitors via pre - contract enquiries.

Wayleaves, Easements & Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, support, drainage and services supplies, whether mentioned in these particulars or not and without any obligations to define the same respectively. The vendors are aware of an electricity wayleave in favour of Northern Powergrid Plc for overhead power lines crossing the eastern boundary of the property. There is to be granted a vehicular right of way leading from Westfield Road east of neighbouring property.

Energy Performance Certificate (EPC)

Due to the property's Listed status it is understood to be exempt from requiring an Energy Performance Certificate.

Plans & Measurements

Any plans forming part of these particulars are included for identification purposes and do not form part of the contract for sale. Areas or measurements where stated are given as a guide only and should be checked by you or your own agent(s).

Viewing & Further Information

Viewing is strictly by appointment Sole Agents Leonards 01482 330777 / 375212

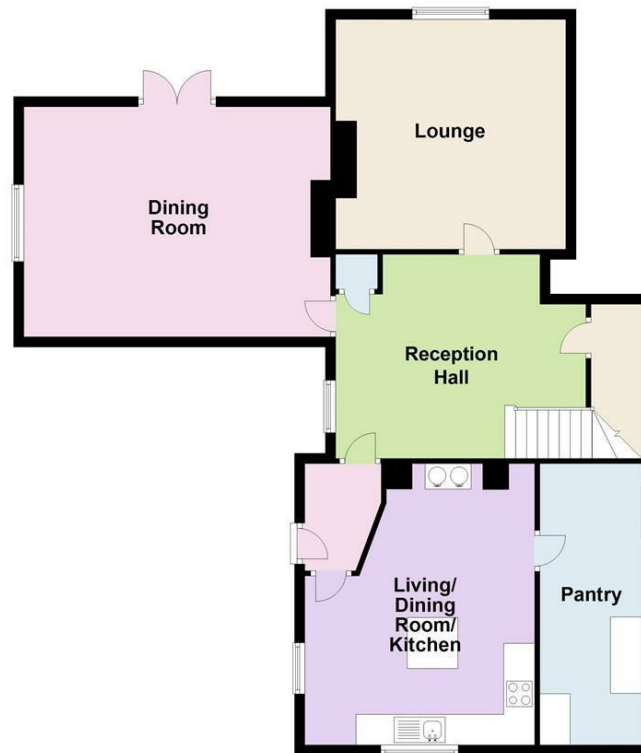




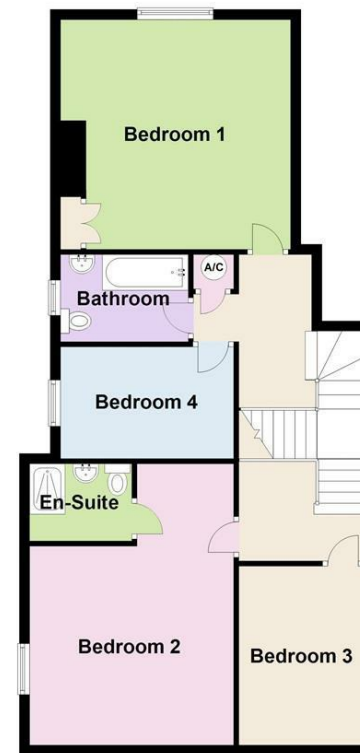


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Ground Floor



First Floor

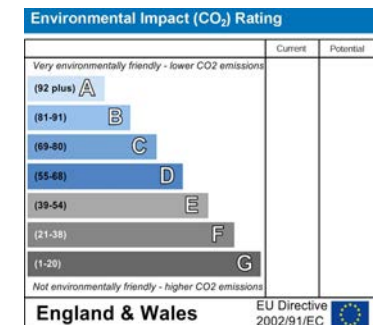
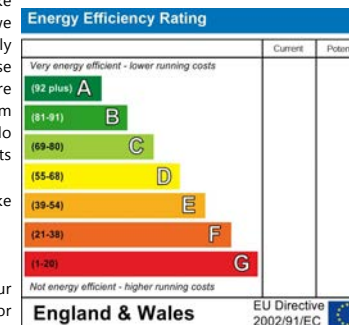


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