



Ryeholme, Pitt Lane, Ryehill, HU12 9NN

FINE & COUNTRY

ONE OF THE BEST KEPT MANAGEABLE EQUESTRIAN PROPERTIES SEEN BY THE AGENT IN RECENT YEARS PROVIDING AN ENVIABLE LIFESTYLE – STANDING ON A PLOT SIZE JUST OVER ONE ACRE



Enjoying a delightful village setting within easy reach of Hull, the property is immaculate throughout both inside and out with large paddock plus small resting paddock, stables and smart barn/workshop. The property provides generous four/five bedroom accommodation briefly comprising lounge, large open plan dining/living/kitchen, conservatory, study/bedroom 5, four further double bedrooms, two bathrooms and utility/boot room. Take a look at the photographs and floorplan, you will not fail to be impressed by the lifestyle this property offers. With the added benefit of multiple parking, this property comes highly recommended.

Location

The rural village of Ryehill is set within the attractive Holderness countryside and lies approximately 7 miles east of Hull city centre and just south of the A1033 road being the main road from Hull to Withernsea.

Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these sale particulars and briefly comprises as follows.

Entrance

To ...

Conservatory

Enjoying a south facing aspect.

Lounge

Open Plan Dining/Living/Kitchen

Having been re-fitted with a smart range of floor and wall cabinets with complementing worktops and single drainer one and a half bowl sink unit.





Integrated appliances include full length refrigerator, full length freezer, double oven and hob plus dishwasher.

Utility Room

With single drainer sink unit and wall mounted gas fired central heating boiler unit.

Study/Bedroom 5

Bedroom 1

Ground Floor Bathroom

Includes P-shaped shower bath, vanity wash hand basin and low level w.c. with full tiling and heated towel rail.



First Floor

Landing

Bedroom 2

Bedroom 3

Bedroom 4

Shower Room

Fully tiled complementing a three piece suite comprising corner shower, vanity wash hand basin and low level w.c. plus heated towel rail.

Outside

The property stands particularly well and is set back from the road behind brick walling and substantial fencing. A large sliding gate gives access to the parking forecourt for multiple vehicles which extends to the side of the property and rear providing additional parking, ideal for horse trailers etc leading to a large steel framed workshop/barn measuring approximately 30ft x 22ft which could be sub-divided for further stables if desired or ideal to run a business from home subject to consents. A five bar gate gives access to the stable yard which is well enclosed. There are two stables and adjoining tack room with power and water laid on beyond which are the large paddocks including a small turn out paddock to the end and a timber hay barn.

Also, there is a fenced chicken area/pen and outside dog kennels with run.

Double Glazing

The property has the benefit of UPVC double glazed windows.

Tenure

The tenure of 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 E.*

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

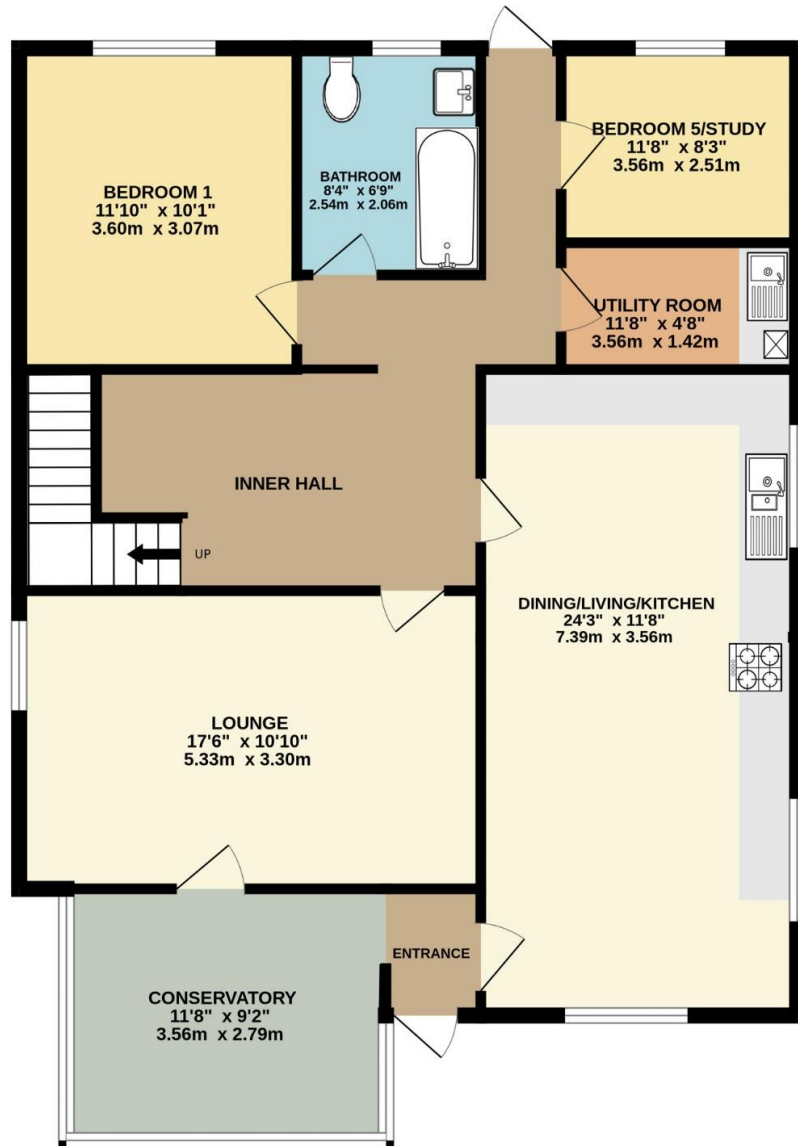
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

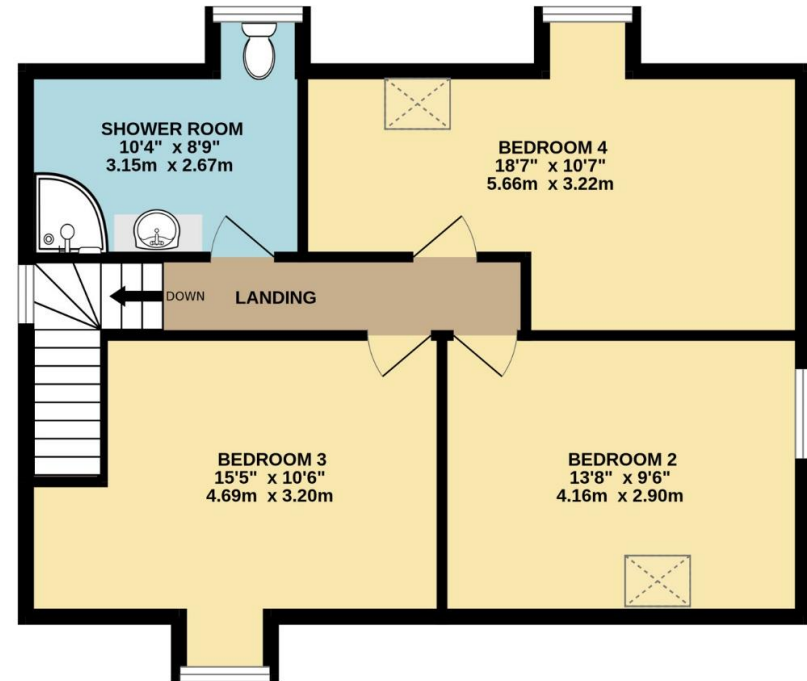
Thinking of selling or struggling to sell your house? More people choose Fine and Country in this region than any other agent. Book your free valuation now!



GROUND FLOOR



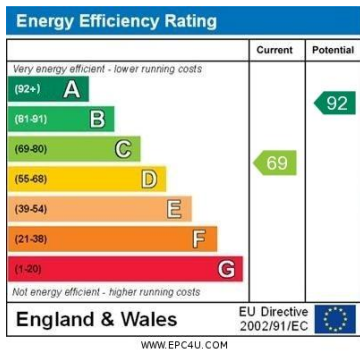
1ST FLOOR



RYEHOLME, PITT LANE,

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023



8 Kingston Rd, Willerby, Hull HU10 6BN

Tel: 01482 420999 E-mail: Willerby@fineandcountry.com

1 Saturday Market, Beverley HU17 0BB

Tel: 01482 887770 E-mail: Willerby@fineandcountry.com

Each Fine & Country office is independently owned and operated under license.

Fine & Country Willerby and Beverley trade under Beercocks Limited. Beercock for themselves and for the vendors or lessors of this property whose agent they are given notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute 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 but any intending purchasers or tenants 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 Beercocks has any authority to make or give any representation or warranty whatever in relation to this property. The fixtures, fittings and appliances, electrical and plumbing installation or central heating systems have not been tested and therefore no guarantee can be given that they are in working order, nor has any type of survey been given that they are in working order, nor has any type of survey been undertaken on this property. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, sketches and plans are provided for general guidance and are not to scale. LOCATION MAP - (c) OpenStreetMap contributors, CC BY-SA



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

