



Mill House Farm, Burstwick Road, Burton Pidsea, HU12 9BG

FINE & COUNTRY

STUNNING RENOVATED COUNTRY HOME WITH STABLES, 6 ACRES AND GRADE II LISTED MILL
IDEAL FOR EQUESTRIAN AND MULTI GENERATIONAL LIVING (WITH PLANNING PERMISSION)



This outstanding countryside property offers a rare combination of lifestyle, luxury and potential. Ideal for equestrian use, it includes approximately 6 acres of land, two well fenced paddocks and stabling with water source.

The main residence has been superbly renovated throughout, blending modern interiors with timeless rural charm. The property also includes a striking five story Grade II listed mill, offering exciting potential for future development (subject to planning). With existing planning permission for the coach house and flexible accommodation, this is an ideal step for multi generational living in a truly idyllic setting.

From the Agent's Perspective

This exquisite period house is a true find for anyone seeking an elegant country lifestyle. As you approach the property, you'll be captivated by its charming exterior and the historic Grade II listed five-storey mill, which adds a unique character to the grounds. Stepping inside, the attention to detail and high-quality finishes become immediately apparent.

The house spans approximately 3,800 sq.ft., providing ample space for comfortable living. The four double bedrooms are generously sized, offering plenty of room for family and guests. The master bedroom suite is a standout feature, with its luxurious feel and stylish design. It's a perfect sanctuary for unwinding at the end of the day.

The three reception rooms are versatile and well-appointed, ideal for both relaxation and entertaining. The open-plan dining living kitchen is the heart of the home, where family meals and social gatherings can be enjoyed. It combines practicality with elegance, making it a space where everyone will love to spend time.





Outside, the 5.5 acres of grounds are truly breathtaking. With expansive lawns, stables, and two paddocks, the property is ideal for equestrian enthusiasts. The stables are well-maintained and provide excellent facilities for horse care. The paddocks offer plenty of space for grazing and riding.

The coach house is another fantastic feature, offering great potential for conversion. Whether you're looking to create additional living space, a guest house, or an office, the possibilities are endless. It's perfect for multigenerational living or even as a holiday let.

In summary, this property is a perfect blend of historical charm and modern convenience. It offers a wonderful lifestyle in a picturesque setting, making it an opportunity not to be missed.

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 G.*



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.

Site Plan Disclaimer

The site plan is for guidance only to show how the property sits within the plot and is not to scale.

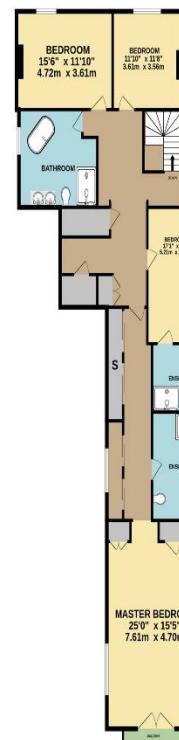
Mortgages

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:

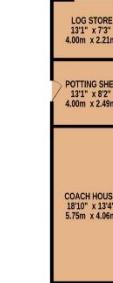
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COACH HOUSE BOST 7.008

342 sq ft (31.8 sq.m) approx.



LOG STORE

13'1" x 7'7"

4.00m x 2.21m

POTTING SHED

13'1" x 8'2"

4.00m x 2.46m

COACH HOUSE

18'10" x 13'4"

5.75m x 4.06m



COACH HOUSE

34'2" x 13'7"

10.40m x 4.13m



MILL HOUSE

21'7" x 20'0"

6.58m x 6.10m

BURSTWICK ROAD, BURTON PIDSEA, HU12 9BG

TOTAL FLOOR AREA: 5067 sq.ft. (470.8 sq.m) approx.

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.

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