



Freshlands, Owstwick, East Riding Of Yorkshire, HU12 0LH

FINE & COUNTRY

FRESHLANDS

A SPACIOUS COUNTRYSIDE RESIDENCE WITH LAND



A beautifully designed, substantial detached house set within approximately three and a half acres of land including paddocks, an orchard, and formal gardens. Located in the picturesque village of Owstwick, enjoy stunning countryside views with plenty of parking and a sweeping driveway.

Agent's Perspective:

Step into a warm and inviting home that's perfect for both relaxation and entertaining.

The CONSERVATORY ENTRANCE opens into the grand entrance hall with a sweeping staircase leading to the first floor.

On the ground floor, the spacious LOUNGE is perfect for family time, while the DINING ROOM serves your hosting and entertaining needs with family and friends.

The LARGE KITCHEN, equipped with plenty of storage units, work surfaces and a Rayburn range, is a joy for any cook. Additional rooms include a UTILITY ROOM, HOME OFFICE/GARDEN ROOM, GROUND FLOOR WC, and a GROUND FLOOR BEDROOM featuring an EN-SUITE and WALK-IN DRESSING ROOM.

Upstairs, you'll find a large master bedroom with an EN-SUITE plus another spacious bedroom, and a versatile attic area ripe for conversion.

The DOUBLE GARAGE ensures ample parking and storage space. With its extensive land, this property is ideal for equestrian enthusiasts or anyone who loves a large garden with lots of potential.





Client's Perspective:

The space and layout will be perfect for your family's needs. The CONSERVATORY ENTRANCE is always a lovely place to start the day and this leads into the grand entrance hall with comfortable seating, a great place to relax.

The lounge will become a perfect gathering spot, and you'll be able to share countless meals in the spacious dining room. Cooking will be a delight in the well-equipped kitchen with its Rayburn range. The HOME OFFICE/GARDEN ROOM will provide a perfect spot for work or relaxation.

It will be incredibly convenient having a UTILITY ROOM and a GROUND FLOOR WC. The GROUND FLOOR BEDROOM with its EN-SUITE and WALK-IN DRESSING ROOM offers comfort and privacy.

Upstairs, the large master bedroom with an en-suite will become a peaceful retreat, and the additional first floor bedroom is extremely useful. The extensive attic area has plenty of storage with potential for future conversion.

The DOUBLE GARAGE and multiple parking spots is extremely convenient. The extensive land with paddocks, an orchard, and gardens provide space for those with equestrian interests and outdoor activities. Should any interested parties not require the amount of land on offer then a price adjustment can be made accordingly.

Agents Note

Please note that there is an option to rent 5 stables, paddock and outdoor menage/riding school.

Services

Mains electric and water are connected to the property. Sewerage is by way of a septic tank.

Central Heating

The property has oil fired central heating.

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 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

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.

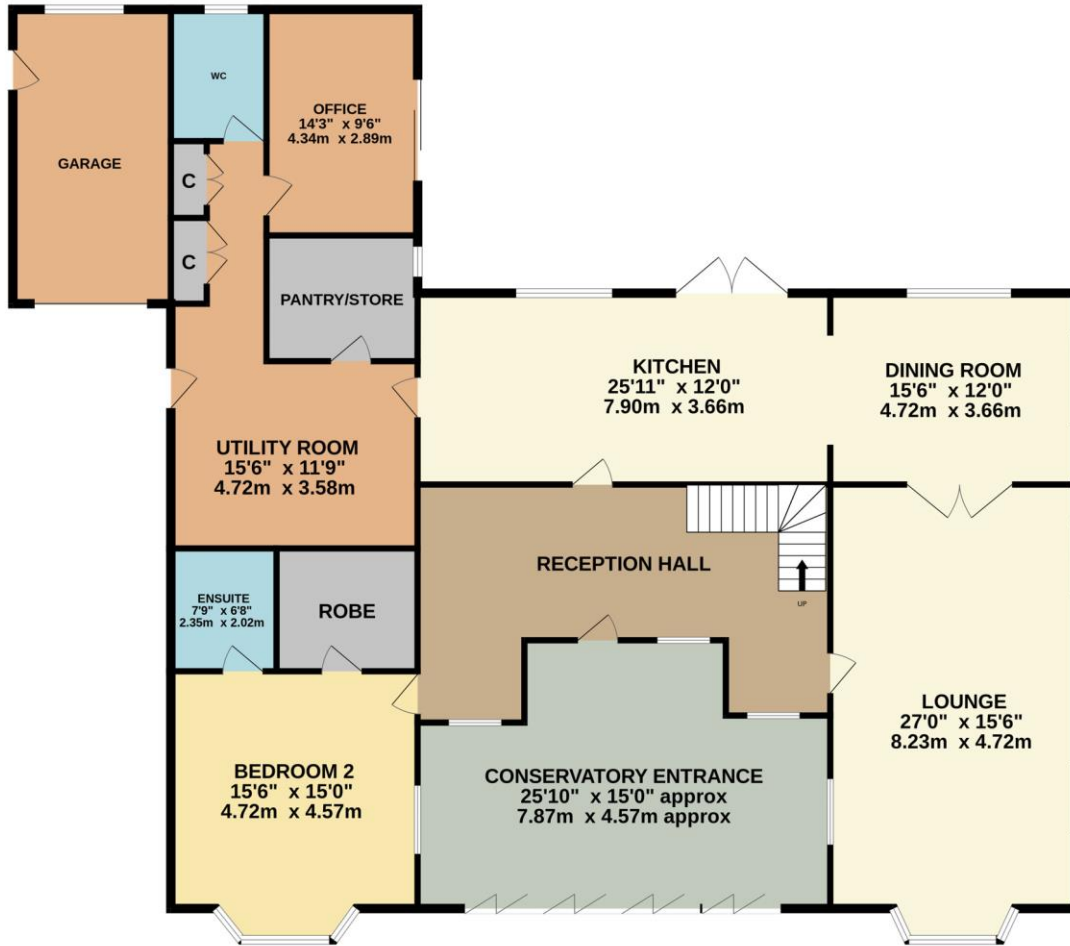
Valuation/Market Appraisal

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!

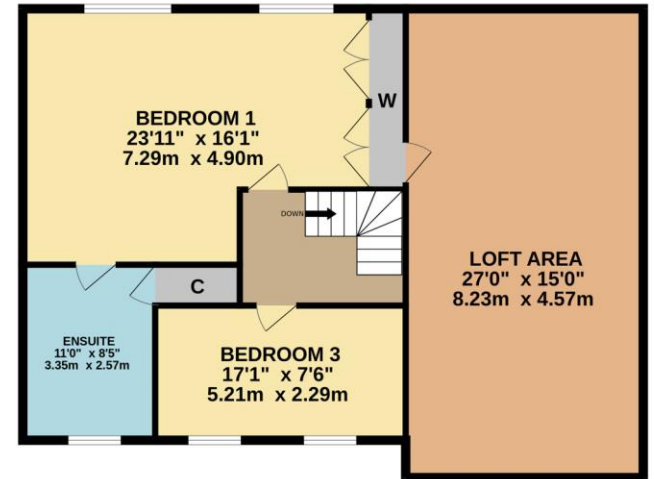




GROUND FLOOR
2684 sq.ft. (249.3 sq.m.) approx.



1ST FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



OWSTWICK, EAST RIDING OF YORKSHIRE, HU12 0LH

TOTAL FLOOR AREA : 3774 sq.ft. (350.6 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.
Made with Metropix ©2024

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

