



Hinderton Lodge, The Green, Old Ellerby, Hull, East Riding of Yorkshire, HU11 5AL

SET IN A PEACEFUL VILLAGE WITH NEARLY TWO ACRES OF LAND HINDERTON LODGE OFFERS A PERIOD COUNTRY HOUSE WITH A VERSATILE OUTBUILDING, Paddock AND 8 BRICK BUILT KENNELS



The property provides around 3,400 sq. ft. of flexible space, perfect for multi-generational living or working from home. Priced to reflect the need for some modernisation, this well-maintained home is ideal for those looking to personalise their space.

Located just four miles from Hull, the property is conveniently close to the east coast and Beverley.

As the agent, I see Hinderton Lodge as a fantastic opportunity for those looking to make a property truly their own.

The house itself has a lot of character and charm, with enough space for a family to grow, or even to create a separate living area for extended family. With over 3,400 sq. ft. of accommodation, there's no shortage of room to play with.

The outbuilding is a real bonus. It could be used for so many purposes—a home office, a studio, a workshop, or even a small business setup.

This, combined with the paddock and kennels, offers plenty of options for someone wanting to work from home or explore a small business venture.

The property has been well cared for over the years, but it's fair to say that it's ready for an update. The current price reflects this, giving new owners the chance to refresh and modernise the space to their own taste.

With the solid structure and generous layout already in place, the potential is immense.





What's particularly appealing about Hinderton Lodge is its location. Old Ellerby offers that village feel, while still being close enough to Hull and Beverley for convenience. You've got the coast within easy reach, which is always a nice perk, especially for family days out or relaxing walks.

In short, Hinderton Lodge is an excellent prospect for anyone looking for space, flexibility, and the chance to put their own stamp on a beautiful country property. The added extras, like the outbuilding and kennels, just make it all the more appealing.

#### 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 F.\*

#### 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.

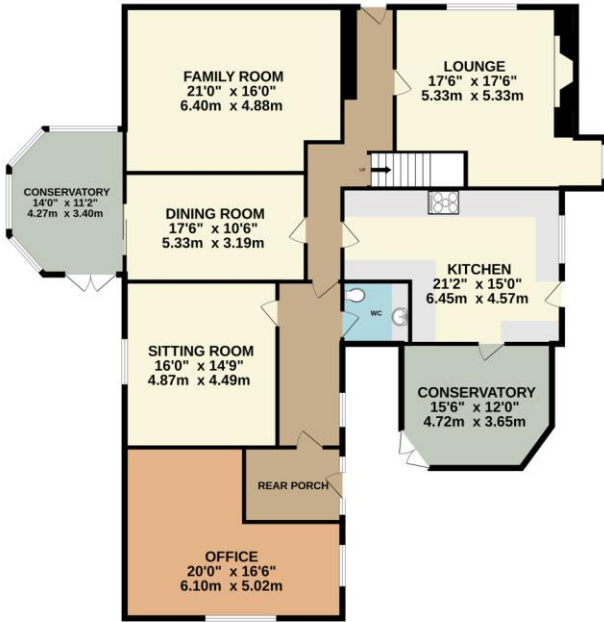
## Mortgages

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 01 482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

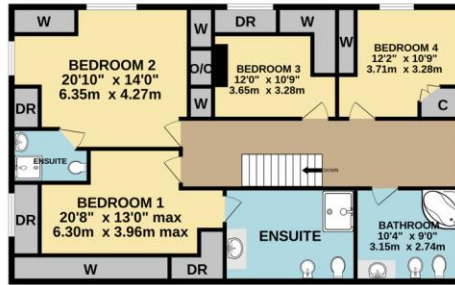




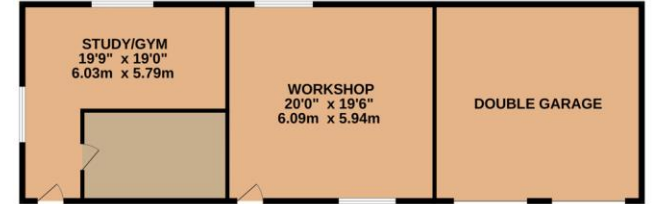
GROUND FLOOR  
2234 sq.ft. (207.5 sq.m.) approx.



1ST FLOOR  
1166 sq.ft. (108.3 sq.m.) approx.



OUTBUILDINGS  
1135 sq.ft. (105.5 sq.m.) approx.



THE GREEN, OLD ELLERBY, HU11 5AL

TOTAL FLOOR AREA : 4535 sq.ft. (421.3 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](http://www.fineandcountry.com)

