



Ulllyotts
Chartered Surveyors

The Hall
The Green, Ulrome
YO25 8TW

Outstanding detached home
Potential annexe/holiday cottage
5 main bedrooms

3 main reception rooms
Stables and garaging
Paddock

Asking Price Of:
£695,000



01377 253456

www.ullyotts.co.uk

sales@ullyotts.co.uk

■ Ulyotts ■



Estate Agents

Market leaders in the area.



Property letting and management

Five star service.



Auctions

Online property auctions



Insurance Brokers

Ulyotts (Insurance) Limited specialising in personal and commercial insurance.

Authorised and Regulated by the Financial Conduct Authority.



WHAT'S YOURS WORTH?

NEVER BEATEN ON FEES.

www.ulyotts.co.uk

DRIFFIELD
Tel. 01377 253456

BRIDLINGTON
Tel. 01262 401401

PROPERTY PROFESSIONALS SINCE 1891

The Hall

The Green, Ulrome
YO25 8TW



A most impressive distinctive detached residence along with extensive gardens, garaging, outbuildings and paddock (approx. 1.73 acres in total) set within a rural area within a short distance of the coast and being convenient for many of the areas main centres.

The sale of this property offers huge potential to create a fabulous home and further scope to have a self contained annexe or even holiday let adjacent. The accommodation is extensive and includes three main reception rooms in the main house along with five bedrooms plus attic which could be developed further.

The potential self-contained annexe features sitting room/bedroom plus kitchen and bathroom and has its own private entrance. The property benefits from a wealth of original features and stands within quite remarkable grounds with range of outbuildings including stables, multiple garages plus small paddock and as such extends itself to those buyers with equestrian interest.

ULROME

Ulrome is a village and civil parish in the East Riding of Yorkshire. It is situated approximately 6 miles north of the town of Hornsea and on the east side of the B1242 road. The parish includes the village of Lissett.

ACCOMMODATION

ENTRANCE HALL

With staircase leading off featuring spindled balustrade and panelling beneath and built-in understairs storage cupboard.

Double panelled radiator.



LOUNGE

17' 0" x 14' 1" (5.2m x 4.3m)

With front facing window and traditional fireplace having an open fire.

Double panelled radiator. Coved ceiling.



SITTING ROOM 16' 11" x 16' 11" (5.16m x 5.16m)

With front facing window and double panelled radiator plus tiled fireplace and coved ceiling. Personal door leading into the annexe.



DINING ROOM 15' 5" x 14' 11" (4.71m x 4.55m)

Rear facing window. Radiator.



KITCHEN 14' 9" x 9' 8" (4.52m x 2.97m)

Fitted with a range of kitchen units including base and wall mounted cupboards together with worktops and providing space for a breakfast table.



FIRST FLOOR

BEDROOM 1

17' 6" x 14' 6" (5.34m x 4.42m)

Front facing window. Double panelled radiator.



BEDROOM 2

17' 5" x 11' 8" (5.32m x 3.58m)

Double panelled radiator and front facing window and fireplace.



BEDROOM 3 15' 5" x 14' 1" (4.70m x 4.30m)

With side facing window and double panelled radiator.



BEDROOM 4 12' 3" x 7' 4" (3.74m x 2.25m)

With front facing window and radiator.



BEDROOM 5 15' 3" x 9' 8" (4.67m x 2.97m)

Side facing window. Double panelled radiator.

LOFT ROOM Boarded loft space accessed via a staircase. Window looking to the side of the property. Power connected.



BATHROOM

With suite comprising panelled bath having a shower over, fully tiled walls and pedestal wash hand basin plus low level WC.



ANNEXE

ENTRANCE HALL

SITTING ROOM/BEDROOM

14' 9" x 12' 0" (4.52m x 3.66m)

With tiled fireplace.



KITCHEN

8' 10" x 7' 4" (2.70m x 2.25m)

With stainless steel sink and base cupboard beneath and being fitted with a range of kitchen units.



BATHROOM

With corner shower enclosure, pedestal wash hand basin and low level WC. Fully tiled walls and tiled floor.

OUTSIDE

The property stands within remarkable grounds offering excellent privacy and approached via a gravelled drive with gated access. There is extensive parking and range of open and closed garaging.



The gardens are particularly to the front of the property and very extensive. To the rear of the property is a further gravelled area suitable for a variety of uses and this leads to an enclosed paddock (approx. 1.15 acre) with brick built stabling.



GARAGES



STABLES



CENTRAL HEATING

The property benefits from a biomass boiler.

TENURE

We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES

Mains water and electricity are connected to the property.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band E.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band E.

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

WHAT'S YOURS WORTH?

As local specialists with over 100 years experience in property, why would you trust any other agent with the sale of your most valued asset?

WE WILL NEVER BE BEATEN ON FEES* - CALL US NOW

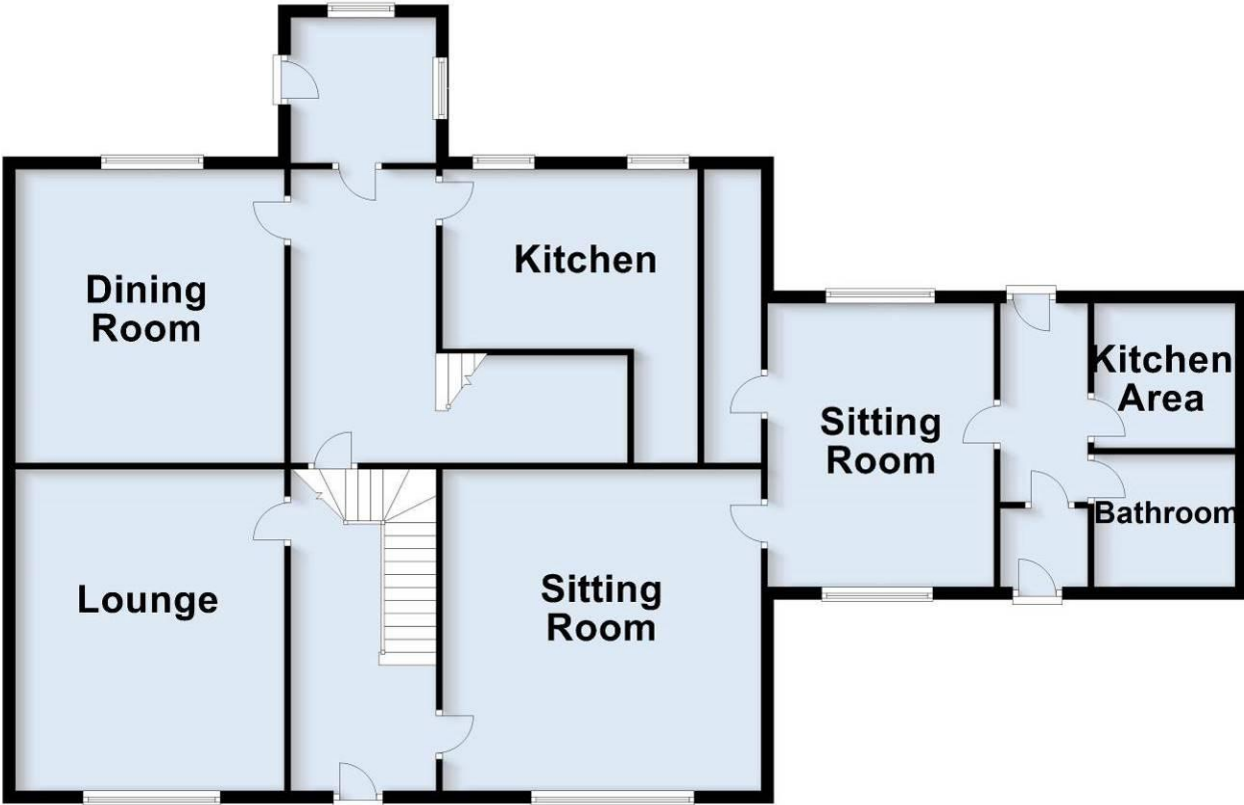
*by any local agent offering the same level of service.

VIEWING

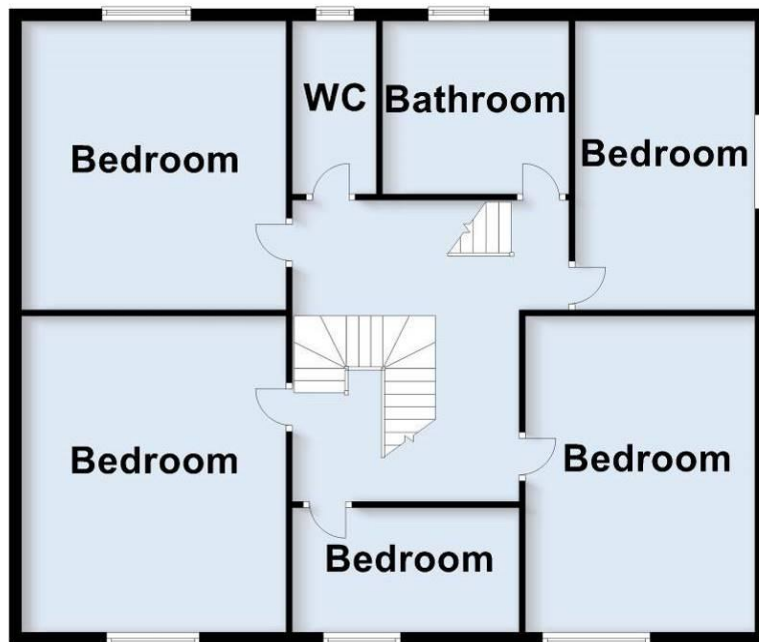
Strictly by appointment (01377) 253456

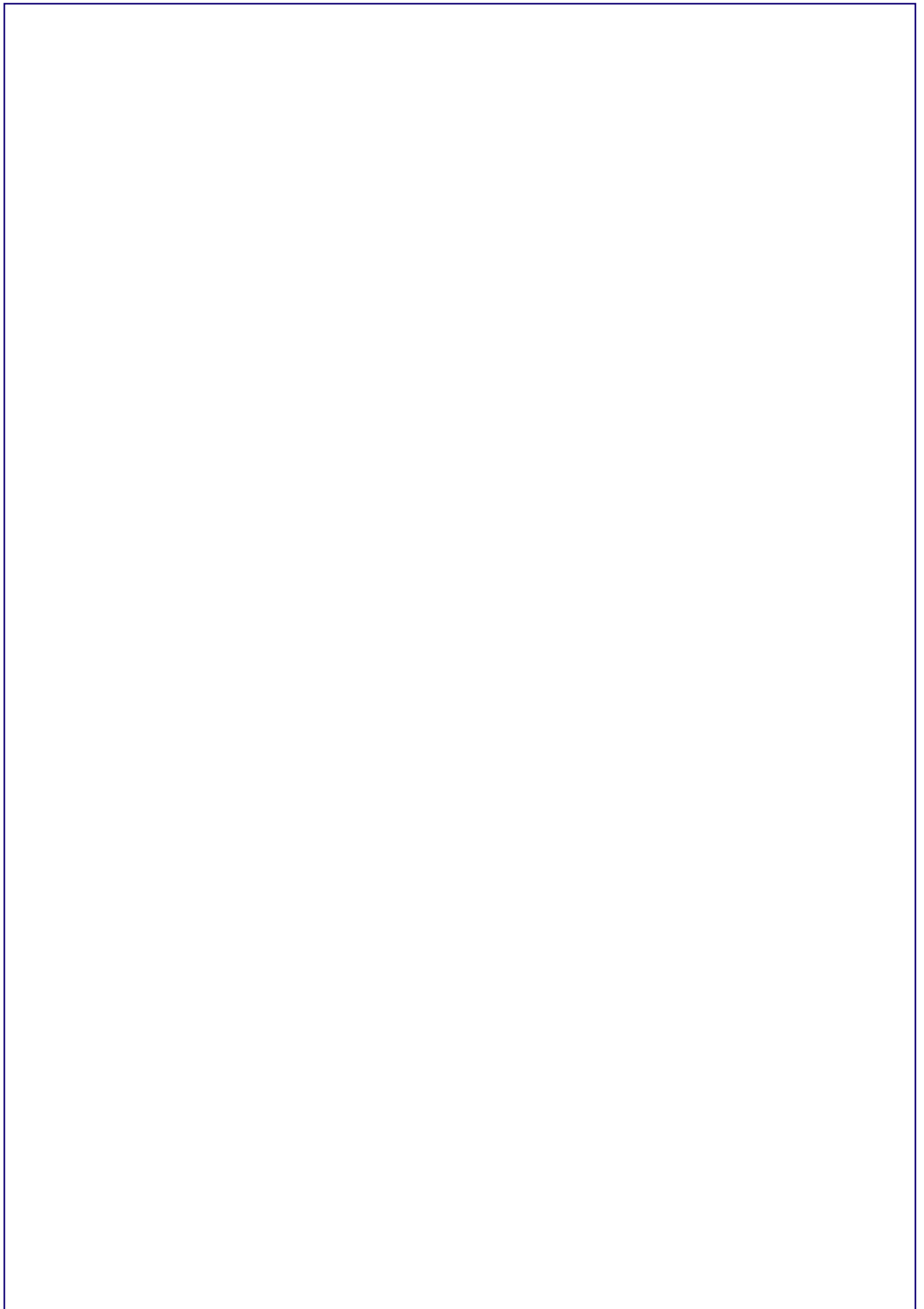
Regulated by RICS

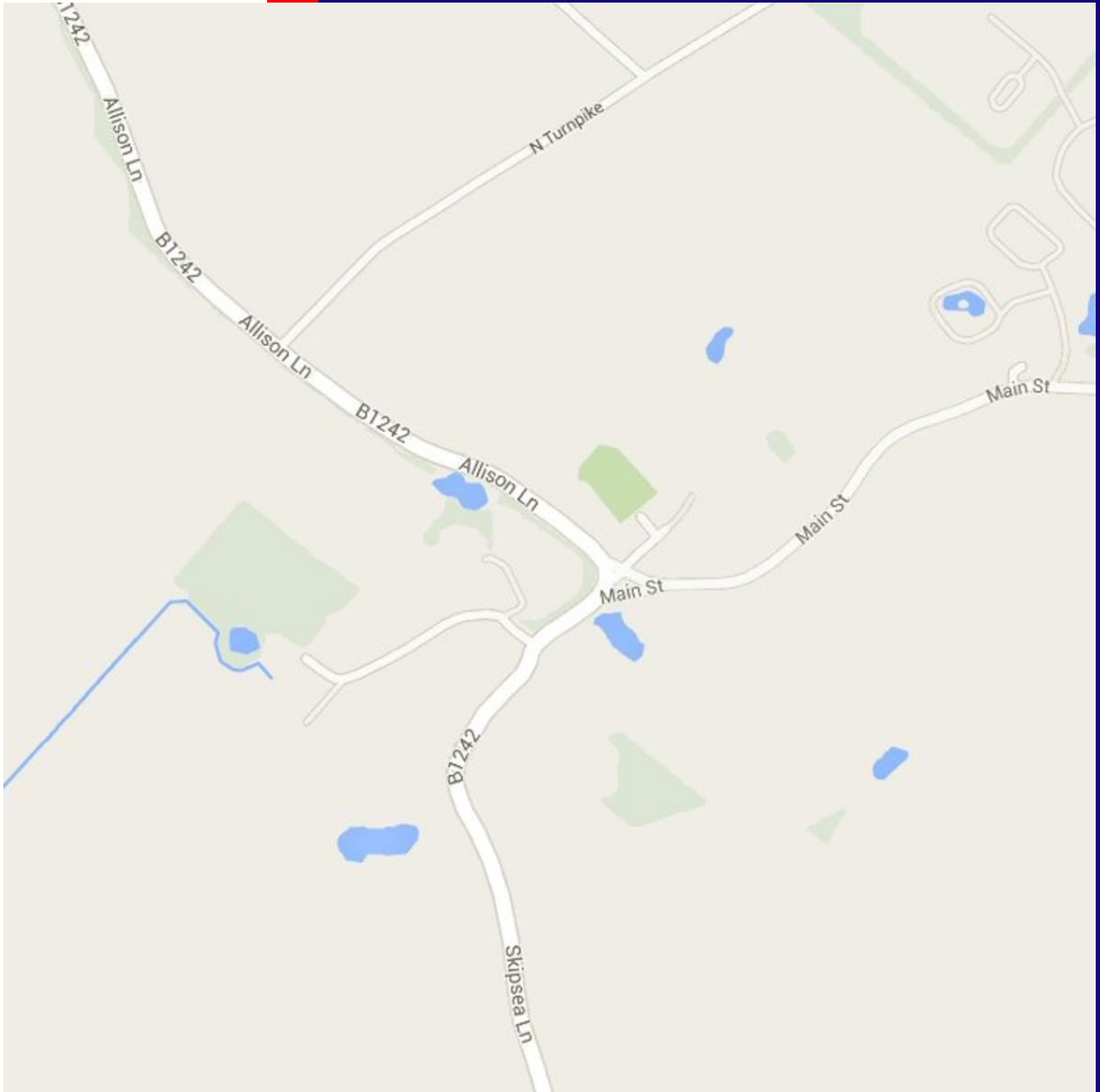
Ground Floor



First Floor









64 Middle Street South, Driffield, YO25 6QG

Also at: 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



www.ullyotts.co.uk | www.rightmove.co.uk | www.onthemarket.com