

FOR SALE BY PRIVATE TREATY



Coxhill, HU11

Guide price £850,000

- For Sale by Private Treaty
- Beautiful Detached Family Home
- Four Bedrooms
- Private Driveway
- Secluded Countryside Location
- 21 Acres of Grassland
- Modern Farm Yard

Frank Hill & Son are pleased to welcome to the market this rare opportunity to purchase a beautiful desirable four-bedroom detached house surrounded by 21 Acres of Farmland/Farmhouse, and Modern Farmyard. The gardens have been thoughtfully landscaped and immaculately maintained, it is without doubt, one that must be viewed to be fully appreciated. The layout of the accommodation offers options to growing families, buyers with dependent relatives, and those seeking a working farm. This is a truly amazing countryside home situated on the outskirts of the East Riding Village of Coxhill, situated approximately 2 miles South-West of Hornsea town center. Coxhill Farm House provides the ideal sanctuary for peaceful and tranquil living cocooned with beautiful gardens, grass paddocks, and views of the open countryside. Available as a whole or in up to 3 lots.

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GENERAL REMARKS & STIPULATIONS

EXCHANGE OF CONTRACTS AND COMPLETION Exchange of contracts is to take place 28 days after receipt by the purchasers Solicitors of a draft contract. Completion will be 28 days thereafter. A deposit of 10% of the purchaser's price will be payable on exchange of contracts.

TENANT RIGHT There will be no charge for tenant right nor any counter claim for dilapidations.

STATUTORY DESIGNATION All the land lies within a Nitrate Vulnerable Zone. **MINERALS** All mineral rights owned by the vendors except as reserved by statute or to the Crown are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light support drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is a public footpath, Hatfield Footpath No.9, that runs down the eastern boundary of lot 5.

SERVICES The farmhouse has mains electricity and water connected and a septic tank sewerage system. A ground source heat pump provides domestic central heating and hot water to the farmhouse. There is three phase electricity connected to the farm buildings and also mains water. Currently the same electricity and water supply feeds the farmhouse and farm buildings. In the event that the purchasers are different the vendor undertakes to split the electricity and water supply to both lots.

WATER PIPE There is a water pipe running across this lot which serves Stud Farm. The owners of Stud Farm have a right to enter Coxhill House Farm to repair, maintain or replace the waterpipe with payment only for crop loss. The purchaser must make themselves aware of the route of the water pipe.

OUTGOINGS Council tax for the farmhouse is payable to the East Riding of Yorkshire Council. The farmhouse is in the council tax band E.

ENERGY PERFORMANCE RATING Band E. **VAT** Should any sale of the farm, or any rights attached to them become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser(s) in addition to the contract price.

PLANS, AREAS & SCHEDULES These have been prepared as carefully as possible and based on the Ordnance Survey National Grid Landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

TOWN & COUNTRY PLANNING The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to any planning matters that may affect the properties. The property is located in the East Riding of Yorkshire Council administrative area.

FIXTURES & FITTINGS All fixtures and fittings included in the sale unless specifically referred to in these particulars.

DISPUTES Should any disputes arise as to the boundary or any points concerning the particulars, schedules, plans And tenant right issues, or the interpretation of any of them, the questions will be referred to an arbitrator appointed by the vendor's agent.

VIEWINGS Strictly by appointment with Frank Hill & Son Care should be taken when inspecting the farm yard and farm land.

IMPORTANT NOTICES Frank Hill & Son for themselves and for the vendors of the property give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending purchasers and they do not constitute an offer or contract or any part offer or contract.
2. All descriptions, dimensions, references to condition and other items in these particulars are given as a guide only and no responsibility is assumed by Frank Hill & Son for the accuracy of individual items. Intending purchasers should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries.
3. Intending purchasers should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase.
4. Frank Hill & Son and any person in their employment does not have authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Frank Hill & Son for any error, omission or misstatement in these particulars.
5. No responsibility can be accepted for any costs or expenses incurred by intending purchasers in inspecting the property, making further enquiries or submitting offers for the property.
6. Intending purchasers should make their own independent enquiries with the RPA as to the Basic Payment Scheme eligibility of any of the land being sold.



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GOXHILL HOUSE FARMHOUSE, FARM BUILDING PADDOCKS & GRASSLAND

GOXHILL HOUSE FARMHOUSE, FARM BUILDING PADDOCKS & GRASSLAND The Farmhouse: With brick construction and a tiled roof, this period property has accommodation arranged as follows:

GROUND FLOOR

Grand spacious hallway with open solid wood staircase leading to the first floor and access to the kitchen, living room, sitting room, utility room, and downstairs WC. Fitted with all original features, high ceilings, and laminate flooring.

PORCH

3.51m x 2.10m 3.51m x 2.10m. the porch is located at the rear of the house, with tiled flooring, a UPVC door, and an original rustic wooden window looking out to the wrap around garden.

UTILITY ROOM

3.79m x 2.74m 3.79m x 2.74m. A WC and a wash hand basin are located in the utility room, as well as a Ground Source Heat Pump, a radiator, and plumbing for a washing machine.

LIVING ROOM

5.79m x 5.72m 5.79m x 5.72m. A generous-sized living room with carpet, chandelier light with high ceilings, large bay window, and a second large window, provides a cosy warm feeling with views over the working farm and open countryside. Open fire with brick surround makes this an ideal family living area with large windows letting in plenty of natural light.

SITTING ROOM

4.93m x 3.79m 4.93m x 3.79m Generously sized living room that benefits from a large bay window that oozes natural light and gives beautiful views of the garden and surrounding paddocks. Original coving and high ceilings give the sitting room a grand country house feeling. Fire with a surround makes this an ideal family living area.

KITCHEN

4.27m x 3.79m 4.27m x 3.79m Modern Kitchen, fully fitted with worktops, base and wall units, a built-in fridge freezer, stainless steel sink unit, original wooden doors, lino flooring, a beautiful blue electric Aga with tiled surround and radiator. All benefiting from the large windows overlooking the working farm and peaceful countryside.

FIRST FLOOR

Extensive landing area, carpeted with a large window overlooking the working farm. The original grand wooden staircase captures your attention along with high ceilings with original coving and a beautiful intrados, arched entranceway.

MASTER BEDROOM

4.21m x 3.76m 4.21m x 3.76m Master Bedroom with ensuite, carpeted with large window overlooking the working farm, en suite shower room with WC and wash hand basin and radiator and loft access.

BEDROOM TWO

4.87m x 4.33m 4.87m x 4.33m Double bedroom, carpeted with two large windows - with views of the field and farm buildings.

BEDROOM THREE

4.89m x 4.10m 4.89m x 4.10m Double Bedroom, carpeted and wallpapered walls, with a large window allowing lots of natural light and original wooden doors.

BEDROOM FOUR

3.55m x 2.76m 3.55m x 2.76m (Small Bedroom) Carpeted with wallpapered walls, a large window overlooking the fields, a radiator and original wooden door.

FAMILY BATHROOM

4.68m x 2.69m 4.68m x 2.69m Newly renovated family bathroom, modern four-piece consisting of a free-standing shower, two radiators, partially tiled walls, large storage cupboard, and window with far-reaching views over fields.

GOXHILL HOUSE FARMS

A unique opportunity to purchase a period Farmhouse, Modern Farm Yard and up to 21 Acres of Grassland around the settlement of Goxhill, South of Hornsea Mere with Goxhill House being situated approximately 2 miles from Hornsea, 13 miles from the market town of Beverley and 14 miles from the city of Kingston Upon Hull. Beverley and Hornsea provide a range of activities and schools. Hornsea being a busy seaside town and Beverley an important regional entre. There is good access to the M62 and there are good rail links to London from both Beverley and Hull

EXTERIOR

Graveled private driveway providing off-road parking for ample vehicles. Gardens surrounding the property with flower beds and pebbled walkway providing access to rear entrance of the property.

LAND

The farmhouse enjoys lawned gardens around the property and looks out over 2 grass fields suitable for grazing livestock and horses. Further 13.52 Acres grass field adjoins.

FIELD

Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1844 4062 2.06 2.06 5.09 TA1844 5172 0.38 0.38 0.94 2.44 2.44 6.03 A right of access will be granted over lot 3 if sold separately.

13.52 ACRES OF GRASSLAND TO THE WEST OF GOXHILL FARMYARD

A ridge and furrowed grass field eligible for the Basic Payment Scheme and suitable for grazing livestock and horses. The land has in recent years being utilised to graze sheep. Field Area (Ha) BPS Eligible Area (Ha) Area (Acres) TA1844 2677 5.47 Total 5.44 13.52 A right of access will be granted over lot 3 if sold separately. If the purchaser of lots 1 and 2 are different the purchaser of lot 2 will be required to erect a stock proof fence on the boundary between the lots.

GOXHILL FARMYARD TO THE EAST OF GOXHILL HOUSE

The buildings are shown as numbered on the block plan and set out as shown. 1 Farm Building 18.4m x 18.4m A steel frame grain store with asbestos cement roof, part suspended drying floor, grain retaining walls, electric fan and 2 roller shutter doors. Measuring 18.4m x 18.4m (60' x 60') and suitable for other uses. 2 Workshop 18.3m x 9.2m (60'x30') Steel Frame, fibre cement roof, concrete floor, tin clad to concrete block walls and a roller shutter door 3 Open Fronted Livestock Pens 23.0m x 4.5m (75' x 15') Steel frame, fibre cement roof, concrete floor, 5 concrete block pens 4 Livestock Building 17.9m x 8.8m (59' x 29') Steel frame, fibre cement roof, concrete floor, concrete panel wall to Yorkshire boarding. 5 Livestock Building 17.9m x 17.7m (59' x 58') Steel frame, fibre cement roof, concrete floor, concrete panel walling to Yorkshire Boarding 6 Livestock Building 18.2m x 17.9m (60' x 59') Steel frame, asbestos cement roof, hard-core floor, block walling to Yorkshire boarding, central feed passage 7 Lean to on Livestock Building 18.2m x 9.0m (60' x 30') Steel frame, asbestos cement roof, concrete floor, block walling to Yorkshire boarding. 8 Grain Store 21.0m x 21.0m (69' x 69') Steel frame, fibre cement roof, concrete floor, concrete panel walling, roller shutter doors to provide 2 grain stores with central drying bay including intake pit. 9 Store 10.0m x 4.0m (32' x 13') Brick and block construction with pantile roof. Adjoining freestanding chemical store.



